



Address: [7904 BRANCH WAY](#)
City: BENBROOK
Georeference: 7089A-1-11
Subdivision: CHAPIN COMMONS ADDITION
Neighborhood Code: A4W010C

Latitude: 32.7154488556
Longitude: -97.4522423095
TAD Map: 2012-380
MAPSCO: TAR-073U



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: CHAPIN COMMONS ADDITION
Block 1 Lot 11

Jurisdictions:

CITY OF BENBROOK (003)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
FORT WORTH ISD (905)

State Code: A

Year Built: 2015

Personal Property Account: N/A

Agent: RESOLUTE PROPERTY TAX SOLUTION (00988)

Protest Deadline Date: 5/24/2024

Site Number: 41513681

Site Name: CHAPIN COMMONS ADDITION-1-11

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,614

Percent Complete: 100%

Land Sqft^{*}: 2,478

Land Acres^{*}: 0.0568

Pool: N

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

CHAPIN COMMONS LLC

Primary Owner Address:

1789 WILD TIMBER CT
FRANKTOWN, CO 80116

Deed Date: 1/1/2010

Deed Volume: 0000000

Deed Page: 0000000

Instrument: 000000000000000

VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#).



| Year | Improvement Market | Land Market | Total Market | Total Appraised ⁺ |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$133,924 | \$40,000 | \$173,924 | \$173,924 |
| 2024 | \$170,256 | \$40,000 | \$210,256 | \$210,256 |
| 2023 | \$200,256 | \$10,000 | \$210,256 | \$210,256 |
| 2022 | \$126,000 | \$10,000 | \$136,000 | \$136,000 |
| 2021 | \$119,973 | \$10,000 | \$129,973 | \$129,973 |
| 2020 | \$120,000 | \$10,000 | \$130,000 | \$130,000 |

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

EXEMPTIONS / SPECIAL APPRAISAL

There are no exemptions for this property

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.