



**Address:** [2304 WILLISTON CT](#)  
**City:** FORT WORTH  
**Georeference:** 7085-A-15  
**Subdivision:** CHAPEL CREEK  
**Neighborhood Code:** 2W300Y

**Latitude:** 32.7394217471  
**Longitude:** -97.4987097283  
**TAD Map:** 2000-388  
**MAPSCO:** TAR-072F



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** CHAPEL CREEK Block A Lot 15

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
WHITE SETTLEMENT ISD (920)

**State Code:** A

**Year Built:** 2019

**Personal Property Account:** N/A

**Agent:** OWNWELL INC (12140)

**Protest Deadline Date:** 5/24/2024

**Site Number:** 800040341

**Site Name:** CHAPEL CREEK A 15

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,464

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,750

**Land Acres<sup>\*</sup>:** 0.1320

**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:**

JOSEPH CHERIN

**Primary Owner Address:**

2304 WILLISTON CT  
FORT WORTH, TX 76108

**Deed Date:** 8/15/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219183038](#)

## 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 <sup>+</sup>
2025	\$158,800	\$60,000	\$218,800	\$218,800
2024	\$190,000	\$60,000	\$250,000	\$250,000
2023	\$222,000	\$60,000	\$282,000	\$255,136
2022	\$186,942	\$45,000	\$231,942	\$231,942
2021	\$172,095	\$45,000	\$217,095	\$213,946
2020	\$149,496	\$45,000	\$194,496	\$194,496

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.