



Address: [4532 CHABLIS DR](#)
City: FORT WORTH
Georeference: 26498U-7-4
Subdivision: MONTRACHET
Neighborhood Code: 4W004F

Latitude: 32.7073468211
Longitude: -97.4979252216
TAD Map: 2000-376
MAPSCO: TAR-072X



Google Map or type unknown

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

PROPERTY DATA

Legal Description: MONTRACHET Block 7 Lot 4

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
FORT WORTH ISD (905)

State Code: A

Year Built: 2024

Personal Property Account: N/A

Agent: INTEGRATAX (00753)

Notice Sent Date: 4/15/2025

Notice Value: \$1,244,954

Protest Deadline Date: 7/12/2024

Site Number: 800051868
Site Name: MONTRACHET 7 4
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 5,905
Percent Complete: 40%
Land Sqft : 21,780
Land Acres^{*}: 0.5000
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:

4621 COWAN PARTNERS LLC

Primary Owner Address:

6310 LEMMON AVE
DALLAS, TX 75209

Deed Date: 7/26/2023
Deed Volume:
Deed Page:
Instrument: [D223133796](#)

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	\$349,702	\$425,000	\$774,702	\$685,702
2024	\$0	\$280,000	\$280,000	\$280,000
2023	\$0	\$280,000	\$280,000	\$280,000
2022	\$0	\$280,000	\$280,000	\$280,000
2021	\$0	\$192,500	\$192,500	\$192,500
0	\$0	\$0	\$0	\$0

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.