



Address: [713 SANDY CHIP TR](#)
City: FORT WORTH
Georeference: 7087-A-35
Subdivision: CHAPEL CREEK RANCH ADDITION
Neighborhood Code: 2W3004

Latitude: 32.7521067703
Longitude: -97.5069849131
TAD Map: 1994-392
MAPSCO: TAR-072A



Google Map or type unknown

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

PROPERTY DATA

Legal Description: CHAPEL CREEK RANCH
ADDITION Block A Lot 35

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)

Site Number: 800065147
Site Name: CHAPEL CREEK RANCH ADDITION Block A Lot 35
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,743
Percent Complete: 100%
Land Sqft^{*}: 6,129
Land Acres^{*}: 0.1407
Pool: N

State Code: A
Year Built: 2022
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:
CHAVEZ EDGAR
BACA ELIZABETH AMBER
Primary Owner Address:
713 SANDY CHIP TR
FORT WORTH, TX 76108

Deed Date: 7/13/2023
Deed Volume:
Deed Page:
Instrument: [D223123722](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ANTARES ACQUISITIONS LLC	7/8/2022	D222174527		



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	\$269,958	\$70,000	\$339,958	\$339,958
2024	\$269,958	\$70,000	\$339,958	\$339,958
2023	\$175,262	\$70,000	\$245,262	\$245,262
2022	\$0	\$49,000	\$49,000	\$49,000
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

- HOMESTEAD GENERAL 11.13(b)

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.