



Address: [725 SANDY CHIP TR](#)
City: FORT WORTH
Georeference: 7087-B-2
Subdivision: CHAPEL CREEK RANCH ADDITION
Neighborhood Code: 2W3004

Latitude: 32.7517346537
Longitude: -97.5072974032
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 B Lot 2

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

Site Number: 800065168
Site Name: CHAPEL CREEK RANCH ADDITION Block B Lot 2
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,699
Percent Complete: 100%
Land Sqft^{*}: 5,667
Land Acres^{*}: 0.1301
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:
CHAPARRO FRANCISCA
CHAPARRO MARCELINO
Primary Owner Address:
725 SANDY CHIP TRL
FORT WORTH, TX 76108

Deed Date: 4/28/2023
Deed Volume:
Deed Page:
Instrument: [D223073314](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ANTARES ACQUISITION LLC	7/6/2022	D222170882		



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	\$259,724	\$70,000	\$329,724	\$329,724
2024	\$259,724	\$70,000	\$329,724	\$329,724
2023	\$271,329	\$70,000	\$341,329	\$341,329
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.