



**Address:** [720 SANDY CHIP TR](#)  
**City:** FORT WORTH  
**Georeference:** 7087-B-15  
**Subdivision:** CHAPEL CREEK RANCH ADDITION  
**Neighborhood Code:** 2W3004

**Latitude:** 32.7520892289  
**Longitude:** -97.5076391498  
**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 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)

**Site Number:** 800065171  
**Site Name:** CHAPEL CREEK RANCH ADDITION Block B Lot 15  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,827  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 5,500  
**Land Acres<sup>\*</sup>:** 0.1263  
**Pool:** N

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

<sup>+++</sup> Rounded.  
<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

**OWNER INFORMATION**

**Current Owner:**  
PHAN MINH MIKE AHN  
**Primary Owner Address:**  
720 SANDY CHIP TRL  
FORT WORTH, TX 76108

**Deed Date:** 4/11/2023  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D223060148](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ANTARES ACQUISITION LLC	6/24/2022	<a href="#">D222162587</a>		

**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	\$286,020	\$70,000	\$356,020	\$356,020
2024	\$286,020	\$70,000	\$356,020	\$356,020
2023	\$298,855	\$70,000	\$368,855	\$368,855
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

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.