



**Address:** [712 SANDY CHIP TR](#)  
**City:** FORT WORTH  
**Georeference:** 7087-B-17  
**Subdivision:** CHAPEL CREEK RANCH ADDITION  
**Neighborhood Code:** 2W3004

**Latitude:** 32.7523076462  
**Longitude:** -97.5074410601  
**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 17

**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:** 800065156  
**Site Name:** CHAPEL CREEK RANCH ADDITION Block B Lot 17  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,965  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 5,496  
**Land Acres<sup>\*</sup>:** 0.1262  
**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:**  
RHONE TISHA LIANN CURRENT  
**Primary Owner Address:**  
712 SANDY CHIP TRL  
FORT WORTH, TX 76108

**Deed Date:** 6/5/2023  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D223097773](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ANTARES ACQUISITION LLC	7/18/2022	<a href="#">D222180629</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	\$296,307	\$70,000	\$366,307	\$366,307
2024	\$296,307	\$70,000	\$366,307	\$366,307
2023	\$176,603	\$70,000	\$246,603	\$246,603
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.