

## LOCATION

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**Address:** [3612 CHAPIN CT](#)

**City:** FORT WORTH

**Georeference:** 7089C-1-17

**Subdivision:** CHAPIN COURT ADDITION

**Neighborhood Code:** 4W003J

**Latitude:** 32.7196379366

**Longitude:** -97.474301052

**TAD Map:** 2006-380

**MAPSCO:** TAR-073N



Google Map or type unknown

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

## PROPERTY DATA

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**Legal Description:** CHAPIN COURT ADDITION  
Block 1 Lot 17

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
FORT WORTH ISD (905)

**State Code:** A

**Year Built:** 2004

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 40071111

**Site Name:** CHAPIN COURT ADDITION-1-17

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,995

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,000

**Land Acres<sup>\*</sup>:** 0.1377

**Pool:** N

<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

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**Current Owner:**

FOWLER THOMAS

**Primary Owner Address:**

3612 CHAPIN CT  
FORT WORTH, TX 76116-6645

**Deed Date:** 1/5/2009

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D209003374](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SECRETARY OF HUD	5/13/2008	<a href="#">D208321596</a>	0000000	0000000
CHASE HOME FINANCE LLC	5/6/2008	<a href="#">D208181086</a>	0000000	0000000
DEPRIEST KELLY;DEPRIEST RANDOL	6/30/2004	<a href="#">D204208328</a>	0000000	0000000
GEHAN HOMES LTD	4/28/2003	00166620000073	0016662	0000073
LAKE HOLLOW CORP	1/1/2002	00000000000000	0000000	0000000

## 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	\$0	\$0	\$0	\$0
2024	\$243,713	\$40,000	\$283,713	\$254,659
2023	\$239,575	\$40,000	\$279,575	\$231,508
2022	\$217,275	\$40,000	\$257,275	\$210,462
2021	\$177,629	\$40,000	\$217,629	\$191,329
2020	\$178,465	\$40,000	\$218,465	\$173,935

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.