



## LOCATION

**Address:** [3509 W BONDS RANCH RD](#)  
**City:** FORT WORTH  
**Georeference:** A1568-1G  
**Subdivision:** T & P RR CO #29 SURVEY  
**Neighborhood Code:** 2N300C

**Latitude:** 32.918266515  
**Longitude:** -97.4378793824  
**TAD Map:** 2018-452  
**MAPSCO:** TAR-018S



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** T & P RR CO #29 SURVEY  
Abstract 1568 Tract 1G

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
CFW PID #12 - CHAPEL HILL (615)  
EAGLE MTN-SAGINAW ISD (918)

**State Code:** D1

**Year Built:** 0

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 80866442

**Site Name:** M E P & P RR CO SURVEY #19 1138 1C01

**Site Class:** ResAg - Residential - Agricultural

**Parcels:** 4

**Approximate Size<sup>+++</sup>:** 0

**Percent Complete:** 0%

**Land Sqft<sup>\*</sup>:** 77,798

**Land Acres<sup>\*</sup>:** 1.7860

**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

**Current Owner:**

CHAPEL HILL WEST LLC

**Primary Owner Address:**

410 N CARROLL AVE STE 180  
SOUTHLAKE, TX 76092

**Deed Date:** 9/28/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218219520](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHAPEL HILL VENTURE LLP	12/20/2007	00149570000307	0014957	0000307

## 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	\$0	\$71,440	\$71,440	\$132
2023	\$0	\$71,440	\$71,440	\$141
2022	\$0	\$38,252	\$38,252	\$137
2021	\$0	\$440,297	\$440,297	\$1,524
2020	\$0	\$220,762	\$220,762	\$1,571

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

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- AGRICULTURAL 1D1 23.51

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.