



**Address:** [7900 BRANCH WAY](#)  
**City:** BENBROOK  
**Georeference:** 7089A-1-10  
**Subdivision:** CHAPIN COMMONS ADDITION  
**Neighborhood Code:** A4W010C

**Latitude:** 32.7154370133  
**Longitude:** -97.4521438632  
**TAD Map:** 2012-380  
**MAPSCO:** TAR-073U



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

## PROPERTY DATA

**Legal Description:** CHAPIN COMMONS ADDITION  
Block 1 Lot 10

**Jurisdictions:**

- CITY OF BENBROOK (003)
- TARRANT COUNTY (220)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- FORT WORTH ISD (905)

**State Code:** A

**Year Built:** 2015

**Personal Property Account:** N/A

**Agent:** RESOLUTE PROPERTY TAX SOLUTION (00988)**Pool:** N

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

**Site Number:** 41513673

**Site Name:** CHAPIN COMMONS ADDITION-1-10

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,614

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 3,056

**Land Acres<sup>\*</sup>:** 0.0701

<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:**  
CHAPIN COMMONS LLC  
**Primary Owner Address:**  
1789 WILD TIMBER CT  
FRANKTOWN, CO 80116

**Deed Date:** 1/1/2010  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** 00000000000000

## 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	\$170,256	\$40,000	\$210,256	\$210,256
2023	\$200,256	\$10,000	\$210,256	\$210,256
2022	\$126,000	\$10,000	\$136,000	\$136,000
2021	\$119,973	\$10,000	\$129,973	\$129,973
2020	\$120,000	\$10,000	\$130,000	\$130,000

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.