



Address: [3817 BRANCH WAY](#)
City: BENBROOK
Georeference: 7089A-2-16
Subdivision: CHAPIN COMMONS ADDITION
Neighborhood Code: A4W010C

Latitude: 32.7157857522
Longitude: -97.4518626026
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 2 Lot 16

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: 2011

Personal Property Account: N/A

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

Protest Deadline Date: 5/15/2025

Site Number: 41513916

Site Name: CHAPIN COMMONS ADDITION-2-16

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,311

Percent Complete: 100%

Land Sqft^{*}: 2,312

Land Acres^{*}: 0.0530

⁺⁺⁺ Rounded.

^{*} 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 ⁺
2025	\$0	\$0	\$0	\$0
2024	\$140,739	\$40,000	\$180,739	\$180,739
2023	\$170,739	\$10,000	\$180,739	\$180,739
2022	\$102,000	\$10,000	\$112,000	\$112,000
2021	\$109,875	\$10,000	\$119,875	\$119,875
2020	\$110,000	\$10,000	\$120,000	\$120,000

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.