



Address: [3809 BRANCH WAY](#)
City: BENBROOK
Georeference: 7089A-2-18
Subdivision: CHAPIN COMMONS ADDITION
Neighborhood Code: A4W010C

Latitude: 32.7159392787
Longitude: -97.4518617332
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 18

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)

Protest Deadline Date: 5/15/2025

Site Number: 41513932

Site Name: CHAPIN COMMONS ADDITION-2-18

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,311

Percent Complete: 100%

Land Sqft^{*}: 2,316

Land Acres^{*}: 0.0531

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION



Current Owner:
AGRACE LLC
Primary Owner Address:
731 S BILOXI ST
AURORA, CO 80018-3009

Deed Date: 2/27/2014
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D214039981](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|--------------------|----------|----------------|-------------|-----------|
| CHAPIN COMMONS LLC | 1/1/2010 | 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* |
|------|--------------------|-------------|--------------|------------------|
| 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.