



**Address:** [7713 CHAPIN RD](#)  
**City:** BENBROOK  
**Georeference:** 8898J-1-1  
**Subdivision:** CROSS-TIE RANCH SUBDIVISION  
**Neighborhood Code:** 4W003G

**Latitude:** 32.7155748113  
**Longitude:** -97.4497739394  
**TAD Map:** 2012-380  
**MAPSCO:** TAR-073V



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

## PROPERTY DATA

**Legal Description:** CROSS-TIE RANCH  
SUBDIVISION Block 1 Lot 1

**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:** 1958

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 800060113

**Site Name:** CROSS-TIE RANCH SUBDIVISION Block 1 Lot 1

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,774

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 220,171

**Land Acres<sup>\*</sup>:** 5.0540

**Pool:** Y

<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:**

CUTRER MARGARET M

**Primary Owner Address:**

7713 CHAPIN RD  
FORT WORTH, TX 76116-7707

**Deed Date:**

**Deed Volume:**

**Deed Page:**

**Instrument:**

**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	\$160,719	\$176,350	\$337,069	\$252,599
2023	\$133,696	\$176,350	\$310,046	\$229,635
2022	\$118,007	\$176,350	\$294,357	\$208,759
2021	\$113,971	\$75,810	\$189,781	\$189,781
0	\$0	\$0	\$0	\$0

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**

- HOMESTEAD GENERAL 11.13(b)

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.