



**Address:** [453 LITTLE VALLEY CT](#)  
**City:** FORT WORTH  
**Georeference:** 7085-6R-40  
**Subdivision:** CHAPEL CREEK  
**Neighborhood Code:** A2F010L

**Latitude:** 32.7560087239  
**Longitude:** -97.5041828274  
**TAD Map:** 1994-396  
**MAPSCO:** TAR-058X



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** CHAPEL CREEK Block 6R Lot 40

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
WHITE SETTLEMENT ISD (920)

**State Code:** A

**Year Built:** 1985

**Personal Property Account:** N/A

**Agent:** THE RAY TAX GROUP LLC (01008)

**Protest Deadline Date:** 5/24/2024

**Site Number:** 04406494

**Site Name:** CHAPEL CREEK-6R-40

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,292

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,180

**Land Acres<sup>\*</sup>:** 0.1189

**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:**

KAZEN DARRYL ETAL

**Primary Owner Address:**

5664 DENTON HWY  
HALTOM CITY, TX 76148

**Deed Date:** 2/26/2008

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D208074636](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KAZEN DARRYL L ETAL	4/8/1994	00115410000572	0011541	0000572
WALTERS R C	9/30/1987	00090890000429	0009089	0000429
TORICA ENTERPRISES INC	7/18/1985	00082480000991	0008248	0000991
HOWELL JOSEPH S III	12/20/1984	00080390001314	0008039	0001314
CHAPEL CREEK MGMT CORP	8/2/1983	00075740002171	0007574	0002171
U S DEVELOPMENT CORP	12/31/1900	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 <sup>+</sup>
2025	\$117,921	\$25,000	\$142,921	\$142,921
2024	\$146,492	\$25,000	\$171,492	\$171,492
2023	\$159,648	\$17,500	\$177,148	\$177,148
2022	\$143,500	\$17,500	\$161,000	\$161,000
2021	\$66,001	\$18,000	\$84,001	\$84,001
2020	\$66,001	\$18,000	\$84,001	\$84,001

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.