



**Address:** [10249 BREA CANYON RD](#)  
**City:** FORT WORTH  
**Georeference:** 24076-2-24  
**Subdivision:** LITTLE CHAPEL CREEK ADDITION  
**Neighborhood Code:** 2W300N

**Latitude:** 32.7354495907  
**Longitude:** -97.5059731925  
**TAD Map:** 1994-388  
**MAPSCO:** TAR-072E



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** LITTLE CHAPEL CREEK  
ADDITION Block 2 Lot 24

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
FORT WORTH ISD (905)

**State Code:** A

**Year Built:** 2000

**Personal Property Account:** N/A

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

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

**Site Number:** 07198167

**Site Name:** LITTLE CHAPEL CREEK ADDITION-2-24

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,402

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,565

**Land Acres<sup>\*</sup>:** 0.1277

<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:**

PREP 6 LLC

**Primary Owner Address:**

3505 KOGER BLVD STE 400  
DULUTH, GA 30096

**Deed Date:** 3/31/2015

**Deed Volume:**

**Deed Page:**

**Instrument:** [D215071903](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RAC 2 LLC	5/14/2013	<a href="#">D213124481</a>	0000000	0000000
GODWIN JENNIFER	9/27/2010	<a href="#">D210247489</a>	0000000	0000000
KOUNTZ CHERI L	6/4/2007	<a href="#">D207197263</a>	0000000	0000000
ANDERSON JOHN;ANDERSON KIM	1/23/2002	00154330000111	0015433	0000111
FREIDMANN J M JR;FREIDMANN TRACEY	4/12/2000	00143080000151	0014308	0000151
CHOICE HOMES INC	2/8/2000	00142090000615	0014209	0000615
MCCLURE DEVELOPMENT INC	1/1/1998	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	\$201,000	\$50,000	\$251,000	\$251,000
2024	\$201,000	\$50,000	\$251,000	\$251,000
2023	\$211,876	\$50,000	\$261,876	\$261,876
2022	\$185,000	\$35,000	\$220,000	\$220,000
2021	\$149,404	\$35,000	\$184,404	\$184,404
2020	\$131,102	\$35,000	\$166,102	\$166,102

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.