



**Address:** [10253 BREA CANYON RD](#)  
**City:** FORT WORTH  
**Georeference:** 24076-2-25  
**Subdivision:** LITTLE CHAPEL CREEK ADDITION  
**Neighborhood Code:** 2W300N

**Latitude:** 32.7354703481  
**Longitude:** -97.5061583851  
**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 25  
**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:** 1999  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$327,331  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 07198175  
**Site Name:** LITTLE CHAPEL CREEK ADDITION-2-25  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,825  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,300  
**Land Acres<sup>\*</sup>:** 0.1446  
**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:**  
SUTTON LARRY W  
SUTTON LYNDIA  
**Primary Owner Address:**  
10253 BREA CANYON RD  
FORT WORTH, TX 76108-4953

**Deed Date:** 1/12/2000  
**Deed Volume:** 0014185  
**Deed Page:** 0000304  
**Instrument:** 00141850000304

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHOICE HOMES INC	11/16/1999	00141020000401	0014102	0000401
MCCLURE DEVELOPMENT INC	1/1/1998	000000000000000	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	\$277,331	\$50,000	\$327,331	\$327,331
2024	\$277,331	\$50,000	\$327,331	\$301,958
2023	\$274,727	\$50,000	\$324,727	\$274,507
2022	\$226,874	\$35,000	\$261,874	\$249,552
2021	\$202,414	\$35,000	\$237,414	\$226,865
2020	\$171,241	\$35,000	\$206,241	\$206,241

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.