



Address: [10261 BREA CANYON RD](#)
City: FORT WORTH
Georeference: 24076-2-27
Subdivision: LITTLE CHAPEL CREEK ADDITION
Neighborhood Code: 2W300N

Latitude: 32.7355199144
Longitude: -97.5065617048
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 27

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: 07198191

Site Name: LITTLE CHAPEL CREEK ADDITION-2-27

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,825

Percent Complete: 100%

Land Sqft^{*}: 7,507

Land Acres^{*}: 0.1723

Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

HOBBIE JAMES M

Primary Owner Address:

10261 BRE CANYON RD
FORT WORTH, TX 76108

Deed Date: 10/31/2024

Deed Volume:

Deed Page:

Instrument: [D224197978](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SMITH MARGARET DAWN;SMITH STEPHEN YALE	11/23/2020	D220307988		
NGUYEN SON;NGUYEN TRANG	7/18/2008	D208286817	0000000	0000000
COPPERMARK BANK	4/9/2008	D208147640	0000000	0000000
DFW REAL ESTATE GROUP INC	10/31/2007	D207393040	0000000	0000000
MOORE RICKY ALLEN;MOORE TERRI	12/29/1999	00141660000151	0014166	0000151
CHOICE HOMES INC	11/9/1999	00140920000569	0014092	0000569
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 ⁺
2025	\$277,331	\$50,000	\$327,331	\$327,331
2024	\$277,331	\$50,000	\$327,331	\$292,820
2023	\$256,000	\$50,000	\$306,000	\$266,200
2022	\$226,874	\$35,000	\$261,874	\$242,000
2021	\$185,000	\$35,000	\$220,000	\$220,000
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.