



**Address:** [10220 BREA CANYON RD](#)  
**City:** FORT WORTH  
**Georeference:** 24076-3-31  
**Subdivision:** LITTLE CHAPEL CREEK ADDITION  
**Neighborhood Code:** 2W300N

**Latitude:** 32.7358351589  
**Longitude:** -97.5047628929  
**TAD Map:** 1994-388  
**MAPSCO:** TAR-072F



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 3 Lot 31  
**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:** None  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 07198582  
**Site Name:** LITTLE CHAPEL CREEK ADDITION-3-31  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,760  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 5,750  
**Land Acres<sup>\*</sup>:** 0.1320  
**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:**  
ANGELL DONALD W JR  
ANGELL LISA  
**Primary Owner Address:**  
10220 BREA CANYON RD  
FORT WORTH, TX 76108-4952  
**Deed Date:** 5/29/2013  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D213235483](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCGINTY ELIZABETH;MCGINTY S S	10/14/2011	<a href="#">D211260693</a>	0000000	0000000
MCGINTY SCHAUNNE S	9/14/2005	<a href="#">D205274510</a>	0000000	0000000
THRASHER DEBORAH;THRASHER W T JR	2/1/2000	00142110000243	0014211	0000243
CHOICE HOMES INC	11/30/1999	00141190000102	0014119	0000102
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	\$267,675	\$50,000	\$317,675	\$317,675
2024	\$267,675	\$50,000	\$317,675	\$317,675
2023	\$265,167	\$50,000	\$315,167	\$315,167
2022	\$226,126	\$35,000	\$261,126	\$261,126
2021	\$180,082	\$35,000	\$215,082	\$215,082
2020	\$155,000	\$35,000	\$190,000	\$190,000

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.