



Address: [2638 BREA CANYON RD](#)
City: FORT WORTH
Georeference: 24076-3-48
Subdivision: LITTLE CHAPEL CREEK ADDITION
Neighborhood Code: 2W300N

Latitude: 32.7351402911
Longitude: -97.5072055211
TAD Map: 1994-388
MAPSCO: TAR-072J



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 48

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: 07199023

Site Name: LITTLE CHAPEL CREEK ADDITION-3-48

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,445

Percent Complete: 100%

Land Sqft^{*}: 9,052

Land Acres^{*}: 0.2078

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

PROGRESS RESIDENTIAL BORROWER 9 LLC

Primary Owner Address:

PO BOX 4090
SCOTTSDALE, AZ 85261

Deed Date: 8/22/2019

Deed Volume:

Deed Page:

Instrument: [D219192424](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PROGRESS RESIDENTIAL 2015-2 BORROWER LLC	6/2/2015	D215119306		
FREO TEXAS LLC	6/26/2014	D214147804	0000000	0000000
JOHNSON JASON D;JOHNSON MELODY	9/7/2000	00145150000474	0014515	0000474
CHOICE HOMES INC	7/11/2000	00144250000541	0014425	0000541
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	\$203,500	\$47,500	\$251,000	\$251,000
2024	\$203,500	\$47,500	\$251,000	\$251,000
2023	\$214,819	\$47,500	\$262,319	\$262,319
2022	\$186,750	\$33,250	\$220,000	\$220,000
2021	\$123,842	\$33,250	\$157,092	\$157,092
2020	\$130,388	\$33,250	\$163,638	\$163,638

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.