



Address: [2642 BREA CANYON RD](#)
City: FORT WORTH
Georeference: 24076-3-49
Subdivision: LITTLE CHAPEL CREEK ADDITION
Neighborhood Code: 2W300N

Latitude: 32.7350058094
Longitude: -97.5073147209
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 49

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

Notice Sent Date: 4/15/2025

Notice Value: \$318,559

Protest Deadline Date: 5/24/2024

Site Number: 07199031

Site Name: LITTLE CHAPEL CREEK ADDITION-3-49

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,776

Percent Complete: 100%

Land Sqft^{*}: 11,459

Land Acres^{*}: 0.2630

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:

CARAVEO HUMBERTO
CARAVEO LEONOR

Primary Owner Address:

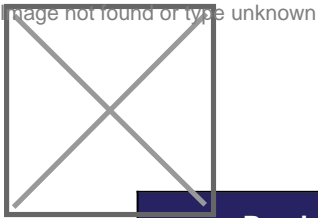
2642 BREA CANYON RD
FORT WORTH, TX 76108-4954

Deed Date: 12/11/2000

Deed Volume: 0014650

Deed Page: 0000303

Instrument: 00146500000303



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHOICE HOMES INC	10/10/2000	00145620000425	0014562	0000425
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 ⁺
2025	\$271,059	\$47,500	\$318,559	\$318,559
2024	\$271,059	\$47,500	\$318,559	\$293,895
2023	\$268,511	\$47,500	\$316,011	\$267,177
2022	\$226,533	\$33,250	\$259,783	\$242,888
2021	\$197,914	\$33,250	\$231,164	\$220,807
2020	\$167,484	\$33,250	\$200,734	\$200,734

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.