



Address: [2646 BREA CANYON RD](#)
City: FORT WORTH
Georeference: 24076-3-50
Subdivision: LITTLE CHAPEL CREEK ADDITION
Neighborhood Code: 2W300N

Latitude: 32.7348541338
Longitude: -97.5074342467
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 50
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: \$349,550
Protest Deadline Date: 5/24/2024

Site Number: 07199066
Site Name: LITTLE CHAPEL CREEK ADDITION-3-50
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,093
Percent Complete: 100%
Land Sqft^{*}: 17,900
Land Acres^{*}: 0.4109
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:
BUCKLES MARAYAT N
Primary Owner Address:
2646 BREA CANYON RD
FORT WORTH, TX 76108
Deed Date: 9/1/2008
Deed Volume: 0000000
Deed Page: 0000000
Instrument: 000000000000000

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BUCKLES LESLIE EST;BUCKLES MARAYAT	7/13/2000	00144300000452	0014430	0000452
CHOICE HOMES INC	4/25/2000	00143130000017	0014313	0000017
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	\$299,550	\$50,000	\$349,550	\$349,550
2024	\$299,550	\$50,000	\$349,550	\$323,220
2023	\$296,764	\$50,000	\$346,764	\$293,836
2022	\$242,793	\$35,000	\$277,793	\$267,124
2021	\$219,196	\$35,000	\$254,196	\$242,840
2020	\$185,764	\$35,000	\$220,764	\$220,764

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.