



Address: [2625 TRABUCO CANYON RD](#)
City: FORT WORTH
Georeference: 24076-4-3
Subdivision: LITTLE CHAPEL CREEK ADDITION
Neighborhood Code: 2W300N

Latitude: 32.735332273
Longitude: -97.5040088876
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 4 Lot 3
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)
Protest Deadline Date: 5/24/2024

Site Number: 07199163
Site Name: LITTLE CHAPEL CREEK ADDITION-4-3
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,896
Percent Complete: 100%
Land Sqft^{*}: 5,250
Land Acres^{*}: 0.1205
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:
MILE HIGH BORROWER 1 (CORE) LLC
Primary Owner Address:
PO BOX 4090
SCOTTSDALE, AZ 85261

Deed Date: 7/22/2022
Deed Volume:
Deed Page:
Instrument: [D222186714](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TRICE GARY	9/5/2000	00145110000546	0014511	0000546
CHOICE HOMES INC	4/11/2000	00142950000095	0014295	0000095
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	\$267,110	\$50,000	\$317,110	\$317,110
2024	\$267,110	\$50,000	\$317,110	\$317,110
2023	\$268,000	\$50,000	\$318,000	\$318,000
2022	\$230,432	\$35,000	\$265,432	\$254,437
2021	\$207,232	\$35,000	\$242,232	\$231,306
2020	\$175,278	\$35,000	\$210,278	\$210,278

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.