



**Address:** [2617 TRABUCO CANYON RD](#)  
**City:** FORT WORTH  
**Georeference:** 24076-4-5  
**Subdivision:** LITTLE CHAPEL CREEK ADDITION  
**Neighborhood Code:** 2W300N

**Latitude:** 32.7356083437  
**Longitude:** -97.504004277  
**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 5

**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:** 07199236

**Site Name:** LITTLE CHAPEL CREEK ADDITION-4-5

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,770

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,250

**Land Acres<sup>\*</sup>:** 0.1205

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

CURTIS JONATHAN W  
CURTIS CHRISTINE

**Primary Owner Address:**

40377 ENCANTO PL  
PALMDALE, CA 93551

**Deed Date:** 5/8/2013

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D213127279](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TRAYNHAM DOROTHY;TRAYNHAM GENE C	10/10/2000	00145710000028	0014571	0000028
CHOICE HOMES INC	6/20/2000	00143970000098	0014397	0000098
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	\$249,501	\$50,000	\$299,501	\$299,501
2024	\$249,501	\$50,000	\$299,501	\$299,501
2023	\$255,018	\$50,000	\$305,018	\$305,018
2022	\$226,449	\$35,000	\$261,449	\$261,449
2021	\$180,523	\$35,000	\$215,523	\$215,523
2020	\$154,922	\$35,000	\$189,922	\$189,922

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.