



**Address:** [2613 TRABUCO CANYON RD](#)  
**City:** FORT WORTH  
**Georeference:** 24076-4-6  
**Subdivision:** LITTLE CHAPEL CREEK ADDITION  
**Neighborhood Code:** 2W300N

**Latitude:** 32.7357495176  
**Longitude:** -97.5040023038  
**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 6  
**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:** OWNWELL INC (12140)  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 07199260  
**Site Name:** LITTLE CHAPEL CREEK ADDITION-4-6  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,445  
**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:**  
DIATTO BENJAMIN  
DIATTO HALEY  
**Primary Owner Address:**  
PO BOX 295  
ALEDO, TX 76008

**Deed Date:** 9/18/2015  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D215214951](#)

| Previous Owners                      | Date       | Instrument                 | Deed Volume | Deed Page |
|--------------------------------------|------------|----------------------------|-------------|-----------|
| BELL GEORGE;BELL PHYLLIS             | 11/17/2014 | <a href="#">D214251658</a> |             |           |
| TRAMMELL JENNIFER PITT;TRAMMELL MIKE | 9/28/2006  | <a href="#">D206310463</a> | 0000000     | 0000000   |
| AGUILLON JUVENTINO V                 | 4/6/2004   | <a href="#">D204111726</a> | 0000000     | 0000000   |
| AGUILLON JUVENTINO;AGUILLON M GARCIA | 5/9/2000   | 00143540000039             | 0014354     | 0000039   |
| CHOICE HOMES INC                     | 3/14/2000  | 001425500000321            | 0014255     | 0000321   |
| 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 <sup>+</sup> |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$167,391          | \$50,000    | \$217,391    | \$217,391                    |
| 2024 | \$201,000          | \$50,000    | \$251,000    | \$251,000                    |
| 2023 | \$210,000          | \$50,000    | \$260,000    | \$260,000                    |
| 2022 | \$195,880          | \$35,000    | \$230,880    | \$230,880                    |
| 2021 | \$158,988          | \$35,000    | \$193,988    | \$193,988                    |
| 2020 | \$140,166          | \$35,000    | \$175,166    | \$175,166                    |

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

- DISABLED VET 100 PCT 11.131

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.