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**Address:** [2609 TRABUCO CANYON RD](#)  
**City:** FORT WORTH  
**Georeference:** 24076-4-7  
**Subdivision:** LITTLE CHAPEL CREEK ADDITION  
**Neighborhood Code:** 2W300N

**Latitude:** 32.7358958102  
**Longitude:** -97.5039976525  
**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 7

**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:** \$349,467

**Protest Deadline Date:** 5/24/2024

**Site Number:** 07199295

**Site Name:** LITTLE CHAPEL CREEK ADDITION-4-7

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,141

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,775

**Land Acres<sup>\*</sup>:** 0.1325

**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:**

AHMAD HAYED

**Primary Owner Address:**

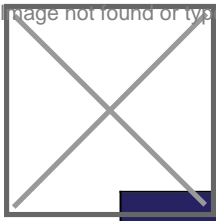
2609 TRABUCO CANYON RD  
FORT WORTH, TX 76108-4955

**Deed Date:** 2/15/2006

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D206054421](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
GIVNER JOHN T;GIVNER SUSAN G	4/13/2000	00143070000479	0014307	0000479
CHOICE HOMES INC	1/25/2000	00141910000457	0014191	0000457
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	\$299,467	\$50,000	\$349,467	\$349,467
2024	\$299,467	\$50,000	\$349,467	\$321,426
2023	\$296,634	\$50,000	\$346,634	\$292,205
2022	\$248,283	\$35,000	\$283,283	\$265,641
2021	\$218,303	\$35,000	\$253,303	\$241,492
2020	\$184,538	\$35,000	\$219,538	\$219,538

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.