



Address: [2605 TRABUCO CANYON RD](#)
City: FORT WORTH
Georeference: 24076-4-8
Subdivision: LITTLE CHAPEL CREEK ADDITION
Neighborhood Code: 2W300N

Latitude: 32.7360467584
Longitude: -97.5039962766
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 8

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) **Publ:** N

Protest Deadline Date: 5/24/2024

Site Number: 07199317

Site Name: LITTLE CHAPEL CREEK ADDITION-4-8

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,316

Percent Complete: 100%

Land Sqft^{*}: 5,775

Land Acres^{*}: 0.1325

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

HOME SFR BORROWER LLC

Primary Owner Address:

PO BOX 4090
SCOTTSDALE, AZ 85261

Deed Date: 9/26/2016

Deed Volume:

Deed Page:

Instrument: [D216235411](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RAC 2 LLC	6/19/2013	D213161205	0000000	0000000
MEDINA CARMEN	2/12/2007	D207096580	0000000	0000000
MEDINA CARMEN E;MEDINA T HAMPTON	3/3/2000	00142420000408	0014242	0000408
CHOICE HOMES INC	1/4/2000	00141660000174	0014166	0000174
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	\$194,000	\$50,000	\$244,000	\$244,000
2024	\$194,000	\$50,000	\$244,000	\$244,000
2023	\$204,172	\$50,000	\$254,172	\$254,172
2022	\$186,320	\$35,000	\$221,320	\$221,320
2021	\$143,991	\$35,000	\$178,991	\$178,991
2020	\$127,259	\$35,000	\$162,259	\$162,259

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.