



**Address:** [2601 TRABUCO CANYON RD](#)  
**City:** FORT WORTH  
**Georeference:** 24076-4-9  
**Subdivision:** LITTLE CHAPEL CREEK ADDITION  
**Neighborhood Code:** 2W300N

**Latitude:** 32.7362021177  
**Longitude:** -97.5039917643  
**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 9

**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:** 07199341

**Site Name:** LITTLE CHAPEL CREEK ADDITION-4-9

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,445

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,300

**Land Acres<sup>\*</sup>:** 0.1446

**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:**

MASON TERRI L

**Primary Owner Address:**

4414 RUBY AVE  
YUKON, OK 73099-0704

**Deed Date:** 7/10/2000

**Deed Volume:** 0014430

**Deed Page:** 0000445

**Instrument:** 00144300000445

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHOICE HOMES INC	5/2/2000	00143230000485	0014323	0000485
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	\$216,824	\$50,000	\$266,824	\$266,824
2024	\$216,824	\$50,000	\$266,824	\$266,824
2023	\$214,819	\$50,000	\$264,819	\$264,819
2022	\$195,880	\$35,000	\$230,880	\$230,880
2021	\$158,988	\$35,000	\$193,988	\$193,988
2020	\$134,924	\$35,000	\$169,924	\$169,924

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.