



Image not found or type unknown

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⁺⁺⁺: 1,445

Percent Complete: 100%

Land Sqft^{*}: 6,300

Land Acres^{*}: 0.1446

Pool: N

⁺⁺⁺ Rounded.

^{*} 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 ⁺
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.