



Address: [2412 CONCINA WAY](#)
City: FORT WORTH
Georeference: 24076-8-30
Subdivision: LITTLE CHAPEL CREEK ADDITION
Neighborhood Code: 2W300N

Latitude: 32.7375241905
Longitude: -97.5085994155
TAD Map: 1994-388
MAPSCO: TAR-072E



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 8 Lot 30

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: 2001

Personal Property Account: N/A

Agent: None

Notice Sent Date: 5/1/2025

Notice Value: \$308,036

Protest Deadline Date: 5/24/2024

Site Number: 07629311

Site Name: LITTLE CHAPEL CREEK ADDITION-8-30

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,713

Percent Complete: 100%

Land Sqft^{*}: 6,534

Land Acres^{*}: 0.1500

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:

NICHOLSON CAIRLLYN

Primary Owner Address:

2412 CONCINA WAY
FORT WORTH, TX 76108-4986

Deed Date: 1/2/2018

Deed Volume:

Deed Page:

Instrument: [D218019393](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NICHOLSON CAIRLLYN	9/22/2004	000000000000000	0000000	0000000
NICHOLSON CAIRLLYN;NICHOLSON NICKY	1/2/2002	00153840000270	0015384	0000270
CHOICE HOMES INC	10/2/2001	00151730000368	0015173	0000368
MCCLURE DEVELOPEMENT INC	1/1/2000	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 ⁺
2025	\$258,036	\$50,000	\$308,036	\$308,036
2024	\$258,036	\$50,000	\$308,036	\$285,271
2023	\$255,620	\$50,000	\$305,620	\$259,337
2022	\$232,910	\$35,000	\$267,910	\$235,761
2021	\$188,692	\$35,000	\$223,692	\$214,328
2020	\$159,844	\$35,000	\$194,844	\$194,844

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.