



Address: [2401 CANCHIM ST](#)
City: FORT WORTH
Georeference: 31821-31-26
Subdivision: PARR TRUST
Neighborhood Code: 3K900E

Latitude: 32.8777520123
Longitude: -97.3265063762
TAD Map: 2048-436
MAPSCO: TAR-035N



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: PARR TRUST Block 31 Lot 26

Jurisdictions:

- CITY OF FORT WORTH (026)
- TARRANT COUNTY (220)
- TARRANT REGIONAL WATER DISTRICT (223)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- KELLER ISD (907)

State Code: A

Year Built: 2013

Personal Property Account: N/A

Agent: PROPERTY TAX LOCK (11667)

Protest Deadline Date: 5/24/2024

Site Number: 41555562
Site Name: PARR TRUST-31-26
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,117
Percent Complete: 100%
Land Sqft^{*}: 5,500
Land Acres^{*}: 0.1262
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:

NATARAJAN SELVARAJAN

Primary Owner Address:

2401 CANCHIM ST
FORT WORTH, TX 76131

Deed Date: 11/30/2017

Deed Volume:

Deed Page:

Instrument: [D217285565](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BILLARREAL;BILLARREAL CATHERINE	6/27/2013	D213169021	0000000	0000000
PULTE HOMES OF TEXAS LP	1/1/2011	0000000000000000	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	\$281,458	\$60,000	\$341,458	\$341,458
2024	\$281,458	\$60,000	\$341,458	\$341,458
2023	\$278,347	\$60,000	\$338,347	\$338,347
2022	\$242,816	\$60,000	\$302,816	\$302,816
2021	\$164,000	\$60,000	\$224,000	\$224,000
2020	\$164,000	\$60,000	\$224,000	\$224,000

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.