



**Address:** [2304 CANCHIM ST](#)  
**City:** FORT WORTH  
**Georeference:** 31821-32-2  
**Subdivision:** PARR TRUST  
**Neighborhood Code:** 3K900E

**Latitude:** 32.8772954133  
**Longitude:** -97.3276434026  
**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 32 Lot 2

**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:** 2012  
**Personal Property Account:** N/A  
**Agent:** CHANDLER CROUCH (11730)  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 41555678  
**Site Name:** PARR TRUST-32-2  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,471  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 5,500  
**Land Acres<sup>\*</sup>:** 0.1262  
**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:**  
HUYNH HOANG  
HUYNH ANH N DUONG  
**Primary Owner Address:**  
2304 CANCHIM ST  
FORT WORTH, TX 76131-5140

**Deed Date:** 6/4/2012  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D212137306](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PULTE HOMES OF TEXAS LP	1/1/2011	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 <sup>+</sup>
2025	\$204,731	\$60,000	\$264,731	\$264,731
2024	\$204,731	\$60,000	\$264,731	\$264,731
2023	\$237,054	\$60,000	\$297,054	\$245,630
2022	\$188,015	\$60,000	\$248,015	\$223,300
2021	\$143,000	\$60,000	\$203,000	\$203,000
2020	\$143,000	\$60,000	\$203,000	\$203,000

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

- HOMESTEAD GENERAL 11.13(b)

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.