



Address: [2416 CANCHIM ST](#)
City: FORT WORTH
Georeference: 31821-32-13
Subdivision: PARR TRUST
Neighborhood Code: 3K900E

Latitude: 32.8773235802
Longitude: -97.3258510251
TAD Map: 2048-436
MAPSCO: TAR-035T



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 13

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: 2011

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 41555783
Site Name: PARR TRUST-32-13
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,916
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:

WEN YI-HSUN

Primary Owner Address:

2816 S JALEE CT
WALNUT, CA 91789

Deed Date: 2/1/2017

Deed Volume:

Deed Page:

Instrument: [D217029029](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FINKBEINER BRITTANY;FINKBEINER GRANT	6/2/2015	D215117301		
MARTINEZ ALEXIS N	3/8/2012	D212059028	0000000	0000000
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 ⁺
2025	\$307,176	\$60,000	\$367,176	\$367,176
2024	\$307,176	\$60,000	\$367,176	\$367,176
2023	\$307,521	\$60,000	\$367,521	\$367,521
2022	\$220,146	\$60,000	\$280,146	\$280,146
2021	\$211,667	\$60,000	\$271,667	\$271,667
2020	\$185,398	\$60,000	\$245,398	\$245,398

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.