



Address: [2617 BRECCIA DR](#)
City: FORT WORTH
Georeference: 7089K-E-47
Subdivision: CHAPIN VILLAGE
Neighborhood Code: 2W300X

Latitude: 32.7351682545
Longitude: -97.5125028845
TAD Map: 1994-388
MAPSCO: TAR-072J



Google Map or type unknown

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

PROPERTY DATA

Legal Description: CHAPIN VILLAGE Block E Lot 47

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: 2020

Personal Property Account: N/A

Agent: OWNWELL INC (12140)

Protest Deadline Date: 5/15/2025

Site Number: 800047414
Site Name: CHAPIN VILLAGE E 47
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,231
Percent Complete: 100%
Land Sqft^{*}: 10,187
Land Acres^{*}: 0.2339
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:

LEE RONALD CHI WING
LEE KATIE TZEE KAY

Primary Owner Address:

2617 BRECCIA DR
FORT WORTH, TX 76108

Deed Date: 2/1/2021
Deed Volume:
Deed Page:
Instrument: [D221032664](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MERITAGE HOMES OF TEXAS LLC	3/18/2020	D220065201		

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	\$289,766	\$60,000	\$349,766	\$349,766
2024	\$289,766	\$60,000	\$349,766	\$349,766
2023	\$295,292	\$60,000	\$355,292	\$355,292
2022	\$228,102	\$60,000	\$288,102	\$288,102
2021	\$217,224	\$60,000	\$277,224	\$277,224
2020	\$0	\$42,000	\$42,000	\$42,000

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.