



Address: [2601 BRECCIA DR](#)
City: FORT WORTH
Georeference: 7089K-F-1
Subdivision: CHAPIN VILLAGE
Neighborhood Code: 2W300X

Latitude: 32.7359778743
Longitude: -97.5122839806
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: CHAPIN VILLAGE Block F Lot 1

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: None

Protest Deadline Date: 5/24/2024

Site Number: 800047407
Site Name: CHAPIN VILLAGE F 1
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,767
Percent Complete: 100%
Land Sqft^{*}: 9,248
Land Acres^{*}: 0.2123
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:

STANLEY MINDY S

Primary Owner Address:

2601 BRECCIA DR
FORT WORTH, TX 76108

Deed Date: 9/21/2020

Deed Volume:

Deed Page:

Instrument: [D220247547](#)

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	\$334,027	\$60,000	\$394,027	\$394,027
2024	\$334,027	\$60,000	\$394,027	\$394,027
2023	\$340,433	\$60,000	\$400,433	\$372,370
2022	\$278,518	\$60,000	\$338,518	\$338,518
2021	\$249,850	\$60,000	\$309,850	\$309,850
2020	\$0	\$33,850	\$33,850	\$33,850

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.