



Image not found or type unknown

**Address:** [2416 SUNSET BEACH CT](#)  
**City:** FORT WORTH  
**Georeference:** 7085-TT-29  
**Subdivision:** CHAPEL CREEK  
**Neighborhood Code:** 2W3002

**Latitude:** 32.7360131596  
**Longitude:** -97.4937745858  
**TAD Map:** 2000-388  
**MAPSCO:** TAR-072G



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** CHAPEL CREEK Block TT Lot 29

**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:** 2021

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 5/1/2025

**Notice Value:** \$377,893

**Protest Deadline Date:** 5/24/2024

**Site Number:** 800062313

**Site Name:** CHAPEL CREEK Block TT Lot 29

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size+++:** 2,133

**Percent Complete:** 100%

**Land Sqft\*:** 5,970

**Land Acres\*:** 0.1371

**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:**

HILL SHAUN EDWARD

**Primary Owner Address:**

2416 SUNSET BEACH CT  
FORT WORTH, TX 76108

**Deed Date:** 11/30/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221352480](#)

## 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	\$317,893	\$60,000	\$377,893	\$377,893
2024	\$317,893	\$60,000	\$377,893	\$369,600
2023	\$276,000	\$60,000	\$336,000	\$336,000
2022	\$291,053	\$45,000	\$336,053	\$336,053
0	\$0	\$0	\$0	\$0

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.