

Tarrant Appraisal District

Property Information | PDF

Account Number: 42762055

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



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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.

OWNER INFORMATION

Current Owner:

HILL SHAUN EDWARD

Primary Owner Address:
2416 SUNSET BEACH CT
FORT WORTH, TX 76108

Deed Date: 11/30/2021

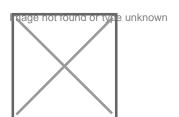
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Instrument: <u>D221352480</u>

VALUES

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^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
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.

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.

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⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.