



Address: [3159 CHAMNESS CT](#)
City: HALTOM CITY
Georeference: 23255-1-11-10
Subdivision: LAKELAND HEIGHTS ADDITION
Neighborhood Code: 3H020C

Latitude: 32.8050402405
Longitude: -97.2693457176
TAD Map: 2066-412
MAPSCO: TAR-050Y



Google Map or type unknown

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

PROPERTY DATA

Legal Description: LAKELAND HEIGHTS
ADDITION Block 1 Lot 11 LESS SE 5'

Jurisdictions:
HALTOM CITY (027)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
BIRDVILLE ISD (902)

State Code: A
Year Built: 1954
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

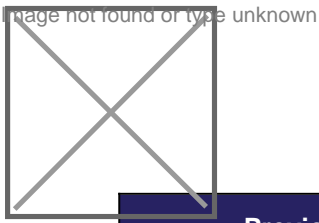
Site Number: 01549480
Site Name: LAKELAND HEIGHTS ADDITION-1-11-10
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,984
Percent Complete: 100%
Land Sqft^{*}: 13,598
Land Acres^{*}: 0.3121
Pool: N

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

OWNER INFORMATION

Current Owner:
BEARD RICKY J
BEARD ELIZABETH
Primary Owner Address:
3159 CHAMNESS CT
FORT WORTH, TX 76117-4013

Deed Date: 6/14/1993
Deed Volume: 0011288
Deed Page: 0000472
Instrument: 00112880000472



Previous Owners	Date	Instrument	Deed Volume	Deed Page
KUNKEL ELMER R;KUNKEL LINDA	1/5/1993	00109220002087	0010922	0002087
FLUD DAVID	3/1/1990	00098600001531	0009860	0001531
KUNKEL ELMER R	12/31/1900	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	\$123,603	\$55,397	\$179,000	\$179,000
2024	\$123,603	\$55,397	\$179,000	\$179,000
2023	\$134,603	\$55,397	\$190,000	\$190,000
2022	\$136,888	\$38,618	\$175,506	\$175,506
2021	\$167,000	\$12,000	\$179,000	\$161,389
2020	\$167,639	\$12,000	\$179,639	\$146,717

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.