



**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<sup>+++</sup>:** 1,984  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 13,598  
**Land Acres<sup>\*</sup>:** 0.3121  
**Pool:** N

<sup>+++</sup> Rounded.  
<sup>\*</sup> 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 <sup>+</sup>
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.