



# Tarrant Appraisal District Property Information | PDF Account Number: 01549480

# Address: <u>3159 CHAMNESS CT</u>

City: HALTOM CITY Georeference: 23255-1-11-10 Subdivision: LAKELAND HEIGHTS ADDITION Neighborhood Code: 3H020C

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



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

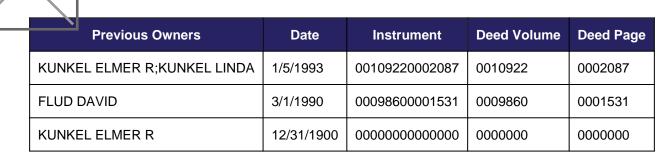
#### +++ Rounded.

\* 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



### 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.