



**Address:** [3155 CHAMNESS CT](#)  
**City:** HALTOM CITY  
**Georeference:** 23255-1-12-30  
**Subdivision:** LAKELAND HEIGHTS ADDITION  
**Neighborhood Code:** 3H020C

**Latitude:** 32.8047197426  
**Longitude:** -97.2692662847  
**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 12 - SE5'

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1953

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$216,904

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

**Site Number:** 01549499

**Site Name:** LAKELAND HEIGHTS ADDITION-1-12-30

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,208

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 15,581

**Land Acres<sup>\*</sup>:** 0.3576

**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:**

GUIDED PROPERTY SOLUTIONS LLC

**Primary Owner Address:**

1308 PEBBLE CREEK DR  
EULESS, TX 76040

**Deed Date:** 7/16/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224127004](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TOLSON DAVID ARTUR	12/10/2003	<a href="#">D203456184</a>	0000000	0000000
TOLSON DOLORES JEAN VINCENT	2/14/2000	<a href="#">D200068065</a>	0000000	0000000
VINCENT MARY E EST	10/18/1995	00026170000121	0002617	0000121
VINCENT MARY;VINCENT PAUL J	12/31/1900	00026170000121	0002617	0000121

## 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	\$158,532	\$58,372	\$216,904	\$216,904
2024	\$158,532	\$58,372	\$216,904	\$216,904
2023	\$154,071	\$58,372	\$212,443	\$212,443
2022	\$137,651	\$40,511	\$178,162	\$127,837
2021	\$143,208	\$12,000	\$155,208	\$116,215
2020	\$113,959	\$12,000	\$125,959	\$105,650

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

There are no exemptions for this property

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.