



Address: [3151 CHAMNESS CT](#)
City: HALTOM CITY
Georeference: 23255-1-13
Subdivision: LAKELAND HEIGHTS ADDITION
Neighborhood Code: 3H020C

Latitude: 32.8046089187
Longitude: -97.2688820108
TAD Map: 2066-412
MAPSCO: TAR-050Z



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 13

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
Protest Deadline Date: 5/24/2024

Site Number: 01549502
Site Name: LAKELAND HEIGHTS ADDITION-1-13
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,796
Percent Complete: 100%
Land Sqft^{*}: 12,130
Land Acres^{*}: 0.2784
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:
ALNA III LLC
Primary Owner Address:
5000 LEGACY DR STE 465
PLANO, TX 75024

Deed Date: 1/28/2020
Deed Volume:
Deed Page:
Instrument: [D220029148](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ALNA PROPERTIES III LLC	10/11/2016	D216260577		
U S BANK	9/6/2016	D216214997		
CARTER FAMILY TRUST	8/25/2014	D214198539		
CARTER A HARPER;CARTER JAMES	1/16/2004	D204030458	0000000	0000000
WESTROM JON	5/27/2003	00167690000234	0016769	0000234
MCLAUCHLIN JAMES D;MCLAUCHLIN PAULA	11/17/2000	00146250000105	0014625	0000105
BYAS DEBI K & ETAL;BYAS STEVEN P	4/19/1995	00119520001764	0011952	0001764
BEVILL JONATHAN R;BEVILL JUDY	10/5/1984	00079720001939	0007972	0001939
WYLIE ANNETTA;WYLIE TIMOTHY J	12/31/1900	00076040000310	0007604	0000310

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	\$112,377	\$53,195	\$165,572	\$165,572
2024	\$112,377	\$53,195	\$165,572	\$165,572
2023	\$110,682	\$53,195	\$163,877	\$163,877
2022	\$99,490	\$37,118	\$136,608	\$136,608
2021	\$105,330	\$12,000	\$117,330	\$117,330
2020	\$108,000	\$12,000	\$120,000	\$120,000

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.