



Address: [213 CHASMIER WAY](#)
City: FORT WORTH
Georeference: 39315-11-12
Subdivision: SOUTH BROOK ADDITION
Neighborhood Code: 1E060B

Latitude: 32.6314094362
Longitude: -97.3269341331
TAD Map: 2048-348
MAPSCO: TAR-105J



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SOUTH BROOK ADDITION
Block 11 Lot 12

Jurisdictions:
CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
EVERMAN ISD (904)

State Code: A
Year Built: 1986
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$255,742
Protest Deadline Date: 5/24/2024

Site Number: 02797054
Site Name: SOUTH BROOK ADDITION-11-12
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,381
Percent Complete: 100%
Land Sqft^{*}: 6,344
Land Acres^{*}: 0.1456
Pool: N

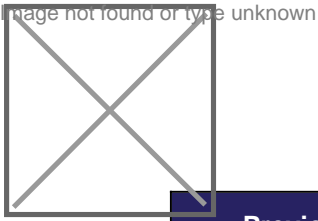
+++ Rounded.

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

OWNER INFORMATION

Current Owner:
FRANKLIN RANDALL G SR
FRANKLIN CAROLYN J
Primary Owner Address:
213 CHASMIER WAY
FORT WORTH, TX 76134-5311

Deed Date: 6/2/1986
Deed Volume: 0008570
Deed Page: 0001227
Instrument: 00085700001227



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CENTENNIAL HOMES INC	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	\$225,742	\$30,000	\$255,742	\$195,049
2024	\$225,742	\$30,000	\$255,742	\$177,317
2023	\$203,949	\$30,000	\$233,949	\$161,197
2022	\$172,764	\$30,000	\$202,764	\$146,543
2021	\$140,405	\$30,000	\$170,405	\$133,221
2020	\$120,590	\$30,000	\$150,590	\$121,110

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.