



**Address:** [1948 CHRISTOPHER DR](#)  
**City:** FORT WORTH  
**Georeference:** 13280-7R1-1  
**Subdivision:** EVERMAN PARK SOUTH ADDITION  
**Neighborhood Code:** 1E030E

**Latitude:** 32.6231324037  
**Longitude:** -97.2948985726  
**TAD Map:** 2060-344  
**MAPSCO:** TAR-106N



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** EVERMAN PARK SOUTH  
ADDITION Block 7R1 Lot 1

**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:** 2018

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$327,482

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

**Site Number:** 04771338

**Site Name:** EVERMAN PARK SOUTH ADDITION-7R1-1

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,579

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,901

**Land Acres<sup>\*</sup>:** 0.1813

**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:**

DANIELS KENNETH  
DANIELS MAVIS

**Primary Owner Address:**

1948 CHRISTOPHER DR  
FORT WORTH, TX 76140

**Deed Date:** 12/11/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218274786](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MW TEXAN STAR HOMES LLC	3/1/2018	<a href="#">D218046943</a>		
PYRAMID HOMES	3/20/2001	00147930000235	0014793	0000235
HERNANDEZ ARNULFO	9/16/1997	00136220000040	0013622	0000040
EVERMAN ISD	2/7/1997	001267900000523	0012679	0000523
FRANKS J V	9/16/1991	001038900000475	0010389	0000475
SU CASA	6/4/1990	00099550001256	0009955	0001256
GILL SAVINGS ASSOC	6/21/1985	000822000000401	0008220	0000401
BETTER LIVING CORP	6/15/1984	00078600002296	0007860	0002296
SOUTHFIELD DEVELOPMENT	12/31/1900	00000000000000	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	\$284,581	\$42,901	\$327,482	\$251,825
2024	\$284,581	\$42,901	\$327,482	\$228,932
2023	\$256,198	\$35,000	\$291,198	\$208,120
2022	\$192,148	\$35,000	\$227,148	\$189,200
2021	\$137,000	\$35,000	\$172,000	\$172,000
2020	\$137,000	\$35,000	\$172,000	\$172,000

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

- HOMESTEAD GENERAL 11.13(b)
- DISABLED VET 70 to 99 PCT 11.22

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.