



Address: [1257 DURANGO SPRINGS DR](#)
City: FORT WORTH
Georeference: 39983-4-23
Subdivision: SPRING RANCH ADDITION
Neighborhood Code: 2Z300D

Latitude: 32.9619351445
Longitude: -97.388643074
TAD Map: 2030-468
MAPSCO: TAR-005Y



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SPRING RANCH ADDITION
Block 4 Lot 23

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
NORTHWEST ISD (911)

State Code: A

Year Built: 2008

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 41049837

Site Name: SPRING RANCH ADDITION-4-23

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,895

Percent Complete: 100%

Land Sqft^{*}: 23,000

Land Acres^{*}: 0.5280

Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

CHAMNESS DARRELL

CHAMNESS NINA

Primary Owner Address:

1257 DURANGO SPRINGS DR
HASLET, TX 76052

Deed Date: 5/30/2023

Deed Volume:

Deed Page:

Instrument: [D223094267](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SALAZAR AMANDA;SALAZAR DAMIAN	6/6/2016	D216122371		
CLEERE LINDSAY M	1/8/2015	D215131751		
CLEERE CLEERE;CLEERE MARC E	6/27/2013	D213176582	0000000	0000000
BRECTO JASON	7/17/2008	D208288539	0000000	0000000
BAILEE DEVELOPERS LP	9/12/2006	D206288339	0000000	0000000
BD DEVELOPMENT LP	1/1/2006	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	\$526,508	\$150,000	\$676,508	\$676,508
2024	\$526,508	\$150,000	\$676,508	\$676,508
2023	\$566,186	\$135,000	\$701,186	\$599,515
2022	\$495,529	\$100,000	\$595,529	\$517,741
2021	\$402,458	\$100,000	\$502,458	\$470,674
2020	\$327,885	\$100,000	\$427,885	\$427,885

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.