



Address: [1233 BLUFF SPRINGS DR](#)
City: FORT WORTH
Georeference: 39983-3-24
Subdivision: SPRING RANCH ADDITION
Neighborhood Code: 2Z300D

Latitude: 32.9633378292
Longitude: -97.3873918236
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 3 Lot 24

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: 2016

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$703,808

Protest Deadline Date: 5/24/2024

Site Number: 800003459

Site Name: SPRING RANCH ADDITION Block 3 Lot 24

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,121

Percent Complete: 100%

Land Sqft^{*}: 23,000

Land Acres^{*}: 0.5280

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:

NELAN CHRISTOPHER D JR
NELAN NATALIE K

Primary Owner Address:

1233 BLUFF SPRINGS DR
HASLET, TX 76052

Deed Date: 5/8/2019

Deed Volume:

Deed Page:

Instrument: [D219098108](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DUFFIELD CATHRYN N;SCHNEIDER KEVIN L	4/28/2017	D217096112		
NATIONAL RESIDENTIAL NOMINEE SVC INC	2/10/2017	D217059611		
NEI GLOBAL RELOCATION CO	1/12/2017	D217008635		
JOHNSON ALEXIS R;JOHNSON CALE L	6/27/2016	D216148278		
KENMARK HOMES LP	10/16/2015	D215236430		
NTX REALTY DEVELOPMENT LLC	9/11/2014	D214200626		

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	\$503,808	\$150,000	\$653,808	\$653,808
2024	\$553,808	\$150,000	\$703,808	\$612,260
2023	\$597,016	\$135,000	\$732,016	\$556,600
2022	\$550,339	\$100,000	\$650,339	\$506,000
2021	\$360,000	\$100,000	\$460,000	\$460,000
2020	\$360,000	\$100,000	\$460,000	\$460,000

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)

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.