



Address: [1249 BLUFF SPRINGS DR](#)
City: FORT WORTH
Georeference: 39983-3-26
Subdivision: SPRING RANCH ADDITION
Neighborhood Code: 2Z300D

Latitude: 32.9633417533
Longitude: -97.3880447634
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 26

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: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/24/2024

Site Number: 800003461

Site Name: SPRING RANCH ADDITION Block 3 Lot 26

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,290

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:

KRAUSE JOSHUA GORDON
KRAUSE AMY NICOLE MILLANES

Primary Owner Address:

1249 BLUFF SPRINGS DR
HASLET, TX 76052

Deed Date: 9/18/2019

Deed Volume:

Deed Page:

Instrument: [D219214996](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NAPOLITAN ELIZABETH;NAPOLITAN RAY	11/4/2016	D216262561		
KENMARK HOMES LP	4/4/2016	D216072230		
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	\$527,797	\$150,000	\$677,797	\$677,797
2024	\$527,797	\$150,000	\$677,797	\$677,797
2023	\$611,648	\$135,000	\$746,648	\$629,200
2022	\$556,000	\$100,000	\$656,000	\$572,000
2021	\$420,000	\$100,000	\$520,000	\$520,000
2020	\$381,250	\$100,000	\$481,250	\$481,250

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.