06-27-2025

LOCATION

### Address: 748 LONG IRON DR

City: FORT WORTH Georeference: 7087-A-13 Subdivision: CHAPEL CREEK RANCH ADDITION Neighborhood Code: 2W3004

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

## PROPERTY DATA

Legal Description: CHAPEL CREEK RANCH ADDITION Block A Lot 13 Jurisdictions: CITY OF FORT WORTH (026) Site Number: 800065131 **TARRANT COUNTY (220)** TARRANT REGIONAL WATER DISTRICT (223) Site Class: A1 - Residential - Single Family **TARRANT COUNTY HOSPITAL (224)** Parcels: 1 **TARRANT COUNTY COLLEGE (225)** WHITE SETTLEMENT ISD (920) Approximate Size+++: 1,853 State Code: A Percent Complete: 100% Year Built: 2022 Land Sqft\*: 6,846 Personal Property Account: N/A Land Acres<sup>\*</sup>: 0.1572 Agent: None Pool: N Protest Deadline Date: 5/24/2024

+++ Rounded.

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

# **OWNER INFORMATION**

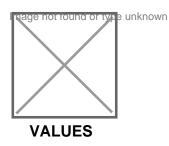
#### Current Owner: THOMAS ALICIA BLANCO MICHAEL Primary Owner Address: 748 LONG IRON DR FORT WORTH, TX 76108

Deed Date: 8/1/2023 Deed Volume: Deed Page: Instrument: D223137079

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ANTARES ACQUISITION LLC	9/16/2022	<u>D222229102</u>		

Latitude: 32.7513566657 Longitude: -97.50940928 TAD Map: 1994-392 MAPSCO: TAR-072A





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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$288,024	\$70,000	\$358,024	\$358,024
2024	\$288,024	\$70,000	\$358,024	\$358,024
2023	\$157,551	\$70,000	\$227,551	\$227,551
2022	\$0	\$49,000	\$49,000	\$49,000
0	\$0	\$0	\$0	\$0

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.