



**Address:** [612 LONG IRON DR](#)  
**City:** FORT WORTH  
**Georeference:** 7087-A-29R  
**Subdivision:** CHAPEL CREEK RANCH ADDITION  
**Neighborhood Code:** 2W3004

**Latitude:** 32.752829521  
**Longitude:** -97.5075559194  
**TAD Map:** 1994-392  
**MAPSCO:** TAR-058W



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** CHAPEL CREEK RANCH  
ADDITION Block A Lot 29R

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
WHITE SETTLEMENT ISD (920)

**Site Number:** 800074779

**Site Name:** CHAPEL CREEK RANCH ADDITION Block A Lot 29R

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,867

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,974

**Land Acres<sup>\*</sup>:** 0.1371

**Pool:** N

**State Code:** A

**Year Built:** 2022

**Personal Property Account:** N/A

**Agent:** None

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

<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:**

DEMAPAN SAN NICOLAS ROMAN FRANCISCO  
SAN NICOLAS ROSE ANN GASMEN

**Deed Date:** 9/6/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222220548](#)

**Primary Owner Address:**

612 LONG IRON DR  
FORT WORTH, TX 76108

## 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	\$289,093	\$70,000	\$359,093	\$359,093
2024	\$289,093	\$70,000	\$359,093	\$359,093
2023	\$302,073	\$70,000	\$372,073	\$372,073
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.