



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⁺⁺⁺: 1,867

Percent Complete: 100%

Land Sqft^{*}: 5,974

Land Acres^{*}: 0.1371

Pool: N

State Code: A

Year Built: 2022

Personal Property Account: N/A

Agent: None

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:

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 ⁺
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.