



Address: [240 COTTON DR](#)
City: MANSFIELD
Georeference: 16960-3-11
Subdivision: HAMMAN TERRACE ADDITION
Neighborhood Code: 1M800K

Latitude: 32.5615876956
Longitude: -97.1606647855
TAD Map: 2102-324
MAPSCO: TAR-123U



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

PROPERTY DATA

Legal Description: HAMMAN TERRACE ADDITION
Block 3 Lot 11

Jurisdictions:

CITY OF MANSFIELD (017)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
MANSFIELD ISD (908)

State Code: A

Year Built: 1999

Personal Property Account: N/A

Agent: OOWNWELL INC (12140)

Notice Sent Date: 4/15/2025

Notice Value: \$254,445

Protest Deadline Date: 5/24/2024

Site Number: 01168495

Site Name: HAMMAN TERRACE ADDITION-3-11

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,296

Percent Complete: 100%

Land Sqft^{*}: 9,837

Land Acres^{*}: 0.2258

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:

ARAGON GERARDO MARROQUIN
MARROQUIN MARIA EUGENIA

Primary Owner Address:

12236 SHADOW WOOD TRL
BURLESON, TX 76028

Deed Date: 8/1/2024

Deed Volume:

Deed Page:

Instrument: [D224196807](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KLAUDT DOUGLAS R;KLAUDT TENILLE	8/3/2005	D205226232	0000000	0000000
SECRETARY OF HUD	11/3/2004	D205097304	0000000	0000000
PRINCIPAL RESIDENTIAL MTG INC	11/2/2004	D204362198	0000000	0000000
JOHNSON LORRAINE KAY	10/29/2004	D204339487	0000000	0000000
JOHNSON DANIELLE	8/5/1999	00139630000241	0013963	0000241
TARRANT CO HOUSING PRTNSP INC	4/15/1999	00137660000137	0013766	0000137
MANSFIELD CITY OF	8/24/1998	00135260000151	0013526	0000151
MANSFIELD CITY OF ETAL	7/2/1991	00103380000763	0010338	0000763
MCKELLER ARNELL SMITH	9/4/1985	00082950002214	0008295	0002214
MC KELLER GEORGE	12/31/1900	00082950002214	0008295	0002214

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	\$239,445	\$15,000	\$254,445	\$254,445
2024	\$239,445	\$15,000	\$254,445	\$203,020
2023	\$246,735	\$15,000	\$261,735	\$184,564
2022	\$176,190	\$15,000	\$191,190	\$167,785
2021	\$177,044	\$15,000	\$192,044	\$152,532
2020	\$163,408	\$15,000	\$178,408	\$138,665

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

There are no exemptions for this property

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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.