

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 01960873

Address: 818 HUMMINGBIRD LN

City: MANSFIELD

Georeference: 30180-14-24

**Subdivision:** NORTH RIDGE SUB (MANSFIELD)

Neighborhood Code: 1M800A

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

## Longitude: -97.1411382923

## PROPERTY DATA

Legal Description: NORTH RIDGE SUB

(MANSFIELD) Block 14 Lot 24

Jurisdictions:

CITY OF MANSFIELD (017) **TARRANT COUNTY (220)** 

TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225)

MANSFIELD ISD (908)

State Code: A Year Built: 1971

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025 **Notice Value: \$223,384** 

Protest Deadline Date: 5/24/2024

Site Number: 01960873

Site Name: NORTH RIDGE SUB (MANSFIELD)-14-24

Site Class: A1 - Residential - Single Family

Latitude: 32.5771546942

**TAD Map:** 2108-328 MAPSCO: TAR-124J

Parcels: 1

Approximate Size+++: 1,688 Percent Complete: 100%

**Land Sqft\***: 9,612 Land Acres\*: 0.2206

Pool: N

+++ Rounded.

## OWNER INFORMATION

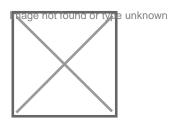
**Current Owner: Deed Date: 6/9/2024** FAHEY LEROY F **Deed Volume: Primary Owner Address: Deed Page:** 

818 HUMMINGBIRD LN Instrument: 142-24-100608 MANSFIELD, TX 76063

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FAHEY EST RUTH ANN;FAHEY LEROY F	12/31/1900	00067580000453	0006758	0000453

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



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

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$178,384	\$45,000	\$223,384	\$223,384
2024	\$178,384	\$45,000	\$223,384	\$207,549
2023	\$167,061	\$45,000	\$212,061	\$188,681
2022	\$151,528	\$20,000	\$171,528	\$171,528
2021	\$136,967	\$20,000	\$156,967	\$156,967
2020	\$147,636	\$20,000	\$167,636	\$158,447

Pending indicates that the property record has not yet been completed for the indicated tax year.

## **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.

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.