



**Address:** [1640 SPEERS DR](#)

**City:** MANSFIELD

**Georeference:** A 186-9L

**Subdivision:** BRIDGEMAN, JAMES SURVEY

**Neighborhood Code:** 1A010V

**Latitude:** 32.5575916974

**Longitude:** -97.1700973521

**TAD Map:** 2096-324

**MAPSCO:** TAR-123X



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** BRIDGEMAN, JAMES SURVEY  
Abstract 186 Tract 9L

**Jurisdictions:**

CITY OF MANSFIELD (017)

TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224)

TARRANT COUNTY COLLEGE (225)

MANSFIELD ISD (908)

**State Code:** A

**Year Built:** 1962

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$216,535

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

**Site Number:** 03773213

**Site Name:** BRIDGEMAN, JAMES SURVEY-9L

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,008

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 64,468

**Land Acres<sup>\*</sup>:** 1.4800

**Pool:** N

<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:**

ALEMAN SANTIAGO

ALEMAN LAZARA R

**Primary Owner Address:**

1640 SPEERS DR

MANSFIELD, TX 76063-4317

**Deed Date:** 11/20/1991

**Deed Volume:** 0010450

**Deed Page:** 0000226

**Instrument:** 00104500000226

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCCULLOUGH LOUISE F EST	9/25/1976	00060970000072	0006097	0000072
MCCOLLOUGH BENNIE ET AL	12/31/1900	00033900000038	0003390	0000038

## 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	\$97,535	\$119,000	\$216,535	\$114,903
2024	\$97,535	\$119,000	\$216,535	\$104,457
2023	\$98,406	\$114,200	\$212,606	\$94,961
2022	\$108,862	\$69,600	\$178,462	\$86,328
2021	\$69,413	\$69,600	\$139,013	\$78,480
2020	\$63,980	\$69,600	\$133,580	\$71,345

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.