



**Address:** [784 W DEBBIE LN](#)  
**City:** MANSFIELD  
**Georeference:** A 659-7  
**Subdivision:** HENDRICKS, ESQUIRE SURVEY  
**Neighborhood Code:** 1M200B

**Latitude:** 32.5971178753  
**Longitude:** -97.1618114088  
**TAD Map:** 2102-336  
**MAPSCO:** TAR-123C



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** HENDRICKS, ESQUIRE  
SURVEY Abstract 659 Tract 7

**Jurisdictions:**

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

**State Code:** D1

**Year Built:** 0

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 8/16/2024

**Site Number:** 80869530

**Site Name:** CALLENDER, SIDNEY S SURVEY 359 16

**Site Class:** ResAg - Residential - Agricultural

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 0

**Percent Complete:** 0%

**Land Sqft<sup>\*</sup>:** 446,620

**Land Acres<sup>\*</sup>:** 10.2530

**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:**

CH TNC DOLCE VITA OWNER LP  
BALLOUN MICHAEL

**Primary Owner Address:**

2201 E LAMAR BLVD STE 115  
ARLINGTON, TX 76006

**Deed Date:** 3/13/2025

**Deed Volume:**

**Deed Page:**

**Instrument:** [D225043986](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BALLOUN MICHAEL;CENTRUM TEXAS VENTURES LLC;CH TNC DOLCE VITA OWNER LP	3/13/2025	<a href="#">D225043985</a>		
ACCP LP;BALLOUN MICHAEL;CENTRUM TEXAS VENTURES LLC	12/28/2020	<a href="#">D220345892</a>		
ACCP LP;BALLOUN MICHAEL	11/3/2020	<a href="#">D220295815</a>		
ACCP LP;BALLOUN MICHAEL	11/3/2020	<a href="#">D219289886</a>		
ACCP LP;BALLOUN MICHAEL;SAMPLES TED	11/2/2020	<a href="#">D219258625</a>		
ACCP LP;BALLOUN MICHAEL	9/27/2019	<a href="#">D219258625</a>		
ACCP LP;BALLOUN MICHAEL;URBAN CONTRACTORS INC	8/30/2007	<a href="#">D209078673</a> <a href="#">CWD</a>		
BALLOUN MICHAEL	10/2/2006	<a href="#">D206310937</a>	0000000	0000000
PEYCO FAMILY LTD	12/28/1992	00108970002138	0010897	0002138
YARBROUGH PAUL E EST JR	12/31/1900	000000000000000	0000000	0000000

## 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	\$0	\$427,590	\$427,590	\$933
2024	\$0	\$427,590	\$427,590	\$933
2023	\$0	\$427,590	\$427,590	\$1,005
2022	\$0	\$427,590	\$427,590	\$984
2021	\$0	\$479,500	\$479,500	\$1,036
2020	\$0	\$479,500	\$479,500	\$1,159

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

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- AGRICULTURAL 1D1 23.51

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.