



**Address:** [631 LITTLE LN](#)  
**City:** MANSFIELD  
**Georeference:** 18365-20-6R  
**Subdivision:** HILLCREST WEST ADDITION  
**Neighborhood Code:** 1M800F

**Latitude:** 32.5549836954  
**Longitude:** -97.1298551865  
**TAD Map:** 2114-320  
**MAPSCO:** TAR-124Y



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** HILLCREST WEST ADDITION  
Block 20 Lot 6R

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1987

**Personal Property Account:** N/A

**Agent:** OWNWELL INC (12140)

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

**Site Number:** 05438144

**Site Name:** HILLCREST WEST ADDITION-20-6R

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,395

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,625

**Land Acres<sup>\*</sup>:** 0.1980

**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:**

ESPARZA LUIS A

**Primary Owner Address:**

631 LITTLE LN  
MANSFIELD, TX 76063-2175

**Deed Date:** 5/20/1998

**Deed Volume:** 0013137

**Deed Page:** 0000022

**Instrument:** 00131370000022

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHARLES F CURRY CO	5/6/1997	00127700000213	0012770	0000213
HOOVER EVERETT L;HOOVER LINDA	12/18/1986	00087840000659	0008784	0000659
HISTORY MAKER INC	10/2/1985	00083260001937	0008326	0001937
STONYBROOKE INC	1/1/1984	00000000000000	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	\$169,821	\$40,000	\$209,821	\$209,821
2024	\$195,000	\$40,000	\$235,000	\$235,000
2023	\$203,000	\$40,000	\$243,000	\$213,930
2022	\$180,000	\$20,000	\$200,000	\$194,482
2021	\$169,479	\$20,000	\$189,479	\$176,802
2020	\$150,932	\$20,000	\$170,932	\$160,729

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.