



**Address:** [612 FT WORTH ST](#)  
**City:** MANSFIELD  
**Georeference:** 18365-21-7  
**Subdivision:** HILLCREST WEST ADDITION  
**Neighborhood Code:** 1M800F

**Latitude:** 32.5542901799  
**Longitude:** -97.1302886866  
**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 21 Lot 7

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1996

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$279,666

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

**Site Number:** 05438411

**Site Name:** HILLCREST WEST ADDITION-21-7

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,364

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,696

**Land Acres<sup>\*</sup>:** 0.1537

**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:**

TORRES JAVIER M

**Primary Owner Address:**

612 FORT WORTH ST  
MANSFIELD, TX 76063-2180

**Deed Date:** 7/31/1996

**Deed Volume:** 0012465

**Deed Page:** 0000996

**Instrument:** 00124650000996



Previous Owners	Date	Instrument	Deed Volume	Deed Page
RAFTER J INC	5/14/1996	00123780000302	0012378	0000302
STONYBROOK 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	\$239,666	\$40,000	\$279,666	\$279,666
2024	\$239,666	\$40,000	\$279,666	\$257,489
2023	\$240,855	\$40,000	\$280,855	\$234,081
2022	\$208,503	\$20,000	\$228,503	\$212,801
2021	\$189,011	\$20,000	\$209,011	\$193,455
2020	\$167,846	\$20,000	\$187,846	\$175,868

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.