



Address: [7 SUE CT](#)
City: MANSFIELD
Georeference: 27945--86A
Subdivision: NELMWOOD ESTATES
Neighborhood Code: 1M0100

Latitude: 32.6081659373
Longitude: -97.1523599553
TAD Map: 2102-340
MAPSCO: TAR-109Z



Google Map or type unknown

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

PROPERTY DATA

Legal Description: NELMWOOD ESTATES Lot 86A

Jurisdictions:

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

State Code: A

Year Built: 1992

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$546,142

Protest Deadline Date: 5/24/2024

Site Number: 05439655

Site Name: NELMWOOD ESTATES-86A

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,791

Percent Complete: 100%

Land Sqft^{*}: 17,772

Land Acres^{*}: 0.4079

Pool: N

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

VANMINSEL MARK J
VANMINSEL SHERIE

Primary Owner Address:

7 SUE CT
MANSFIELD, TX 76063-4886

Deed Date: 11/25/2013

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D213303507](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CAMPBELL MARK;CAMPBELL NANCY	12/4/1991	00104660000425	0010466	0000425
KIRK HARROLD A	12/26/1984	00080420000011	0008042	0000011
NELMS PETE CONST CO 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 ⁺
2025	\$403,342	\$142,800	\$546,142	\$456,493
2024	\$403,342	\$142,800	\$546,142	\$414,994
2023	\$379,847	\$142,800	\$522,647	\$377,267
2022	\$291,243	\$122,400	\$413,643	\$342,970
2021	\$296,647	\$55,000	\$351,647	\$311,791
2020	\$239,469	\$55,000	\$294,469	\$283,446

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.