



Address: [402 CHIMNEY HILL CIR](#)
City: MANSFIELD
Georeference: 24753-3-11
Subdivision: MANSFIELD COUNTRY ESTATES ADDN
Neighborhood Code: 1M900B

Latitude: 32.5935016933
Longitude: -97.1804182648
TAD Map: 2096-336
MAPSCO: TAR-123A



Google Map or type unknown

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

PROPERTY DATA

Legal Description: MANSFIELD COUNTRY
ESTATES ADDN Block 3 Lot 11

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: OCONNOR & ASSOCIATES (00436)

Notice Sent Date: 4/15/2025

Notice Value: \$304,906

Protest Deadline Date: 5/24/2024

Site Number: 05439973

Site Name: MANSFIELD COUNTRY ESTATES ADDN-3-11

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,739

Percent Complete: 100%

Land Sqft^{*}: 19,370

Land Acres^{*}: 0.4446

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:

PIPINS CATHY

Primary Owner Address:

402 CHIMNEY HILL CIR
MANSFIELD, TX 76063-5902

Deed Date: 2/12/2012

Deed Volume: 00000000

Deed Page: 00000000

Instrument: 0000000000000000

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PIPINS CATHY;PIPINS LARRY EST	9/26/1989	00097230001378	0009723	0001378
FEDERAL NATIONAL MRTG ASSOC	8/1/1989	00096770000195	0009677	0000195
FOUNTAIN CATRENI;FOUNTAIN ROD	5/6/1986	00085460000721	0008546	0000721
D & T BLDRS INC	12/23/1985	00084060000443	0008406	0000443
M & W HOME BUILDERS 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	\$247,415	\$42,246	\$289,661	\$285,500
2024	\$262,660	\$42,246	\$304,906	\$259,545
2023	\$263,754	\$42,246	\$306,000	\$235,950
2022	\$249,686	\$26,682	\$276,368	\$214,500
2021	\$168,318	\$26,682	\$195,000	\$195,000
2020	\$168,318	\$26,682	\$195,000	\$195,000

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.