



**Address:** [406 MEADOW CREEK DR](#)  
**City:** MANSFIELD  
**Georeference:** 24753-5-22  
**Subdivision:** MANSFIELD COUNTRY ESTATES ADDN  
**Neighborhood Code:** 1M900B

**Latitude:** 32.5921714413  
**Longitude:** -97.1797068465  
**TAD Map:** 2096-336  
**MAPSCO:** TAR-123E



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 5 Lot 22

**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:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$296,403  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 05440769  
**Site Name:** MANSFIELD COUNTRY ESTATES ADDN-5-22  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,598  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 20,813  
**Land Acres<sup>\*</sup>:** 0.4778  
**Pool:** N

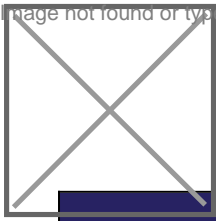
+++ Rounded.

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

**OWNER INFORMATION**

**Current Owner:**  
JOHNSON ROBERT E  
CANNIZZARO SUSAN  
**Primary Owner Address:**  
406 MEADOW CREEK DR  
MANSFIELD, TX 76063-5921

**Deed Date:** 5/26/1993  
**Deed Volume:** 0011088  
**Deed Page:** 0000903  
**Instrument:** 00110880000903



Previous Owners	Date	Instrument	Deed Volume	Deed Page
NEWMAN DARIEL R;NEWMAN JO LYNN	2/27/1990	00098580001907	0009858	0001907
FEDERAL NATIONAL MTG ASSN	11/13/1989	00097730000017	0009773	0000017
BENJAMIN FRANKLIN FED SV ASSN	11/7/1989	00097590000520	0009759	0000520
ANDERSON JAMES C;ANDERSON TAMARA	8/6/1985	00082670000271	0008267	0000271
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 <sup>+</sup>
2025	\$251,012	\$45,391	\$296,403	\$296,403
2024	\$251,012	\$45,391	\$296,403	\$286,294
2023	\$253,036	\$45,391	\$298,427	\$260,267
2022	\$235,126	\$28,668	\$263,794	\$236,606
2021	\$191,064	\$28,668	\$219,732	\$215,096
2020	\$196,185	\$28,668	\$224,853	\$195,542

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.