



Address: [269 SPRING BROOK DR](#)
City: MANSFIELD
Georeference: 32538--9
Subdivision: PLACE ADDITION, THE
Neighborhood Code: 1M900B

Latitude: 32.5928050591
Longitude: -97.1745702983
TAD Map: 2096-336
MAPSCO: TAR-123F



Google Map or type unknown

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

PROPERTY DATA

Legal Description: PLACE ADDITION, THE TRACT
9

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: THE RAY TAX GROUP LLC (01008)

Notice Sent Date: 4/15/2025

Notice Value: \$343,203

Protest Deadline Date: 5/24/2024

Site Number: 05670136

Site Name: PLACE ADDITION, THE-9

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,152

Percent Complete: 100%

Land Sqft^{*}: 26,953

Land Acres^{*}: 0.6187

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:

MONIZ GRACIANO

Primary Owner Address:

PO BOX 421
KENNE DALE, TX 76060-0421

Deed Date: 12/11/2003

Deed Volume: 00000000

Deed Page: 00000000

Instrument: [D204287051](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MONIZ CONCEICAO MIRANDA	12/12/2002	000000000000000	0000000	0000000
MONIZ CONCEICA;MONIZ LAURINDO EST	7/16/1984	00084140002285	0008414	0002285
WOOTEN JACKIE MORALES;WOOTEN SONNY	1/1/1984	000000000000000	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	\$229,436	\$58,786	\$288,222	\$288,222
2024	\$284,417	\$58,786	\$343,203	\$308,792
2023	\$335,084	\$58,786	\$393,870	\$280,720
2022	\$295,430	\$37,128	\$332,558	\$255,200
2021	\$194,872	\$37,128	\$232,000	\$232,000
2020	\$194,872	\$37,128	\$232,000	\$218,869

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.