



**Address:** [265 SPRING BROOK DR](#)  
**City:** MANSFIELD  
**Georeference:** 32538--11  
**Subdivision:** PLACE ADDITION, THE  
**Neighborhood Code:** 1M900B

**Latitude:** 32.5926309671  
**Longitude:** -97.1737384883  
**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  
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:** 1992

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 05670152

**Site Name:** PLACE ADDITION, THE-11

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,981

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 21,192

**Land Acres<sup>\*</sup>:** 0.4865

**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:**

SUN YUPING

XIA QIN

**Primary Owner Address:**

265 SPRING BROOK DR  
MANSFIELD, TX 76063

**Deed Date:** 3/10/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221064865](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SHIPMAN JAMES E;SHIPMAN KARON J	2/10/1993	00109510001235	0010951	0001235
SANTEX OIL CO	10/29/1992	00108380001327	0010838	0001327
ACRE DEVELOPMENT CORP	7/16/1984	00078900001077	0007890	0001077
WOOTEN JACKIE MORALES;WOOTEN SONNY	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	\$339,873	\$46,218	\$386,091	\$386,091
2024	\$339,873	\$46,218	\$386,091	\$386,091
2023	\$342,508	\$46,218	\$388,726	\$382,836
2022	\$318,843	\$29,190	\$348,033	\$348,033
2021	\$260,709	\$29,190	\$289,899	\$286,165
2020	\$267,452	\$29,190	\$296,642	\$260,150

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.