



Address: [263 SPRING BROOK DR](#)
City: MANSFIELD
Georeference: 32538--12
Subdivision: PLACE ADDITION, THE
Neighborhood Code: 1M900B

Latitude: 32.5928276487
Longitude: -97.1733290534
TAD Map: 2096-336
MAPSCO: TAR-123B



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 12

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

State Code: A
Year Built: 1994
Personal Property Account: N/A
Agent: OOWNWELL INC (12140)
Protest Deadline Date: 5/24/2024

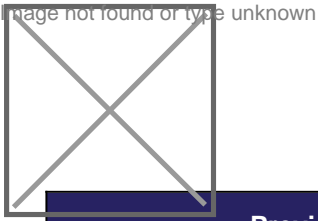
Site Number: 05670160
Site Name: PLACE ADDITION, THE-12
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size+++: 1,952
Percent Complete: 100%
Land Sqft*: 21,181
Land Acres*: 0.4862
Pool: Y

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

OWNER INFORMATION

Current Owner:
PATTEN NICOLE
Primary Owner Address:
263 SPRING BROOK DR
MANSFIELD, TX 76063

Deed Date: 6/18/2019
Deed Volume:
Deed Page:
Instrument: [D219135752](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
EDWARDS CHARLES IRVING	3/4/2013	000000000000000	0000000	0000000
EDWARDS CHARLES;EDWARDS SANDRA EST	3/31/1995	00119260000485	0011926	0000485
SANTEX OIL CO	7/7/1993	00111430000089	0011143	0000089
ACRE DEVELOPMENT CORP	7/16/1984	00078900001077	0007890	0001077
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	\$303,914	\$46,189	\$350,103	\$350,103
2024	\$303,914	\$46,189	\$350,103	\$350,103
2023	\$320,136	\$46,189	\$366,325	\$366,325
2022	\$300,828	\$29,172	\$330,000	\$330,000
2021	\$263,116	\$29,172	\$292,288	\$292,288
2020	\$275,197	\$29,172	\$304,369	\$304,369

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

There are no exemptions for this property

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.