



Address: [255 SPRING BROOK DR](#)
City: MANSFIELD
Georeference: 32538--16
Subdivision: PLACE ADDITION, THE
Neighborhood Code: 1M900B

Latitude: 32.593579251
Longitude: -97.1717479734
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
16

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: \$399,278

Protest Deadline Date: 5/24/2024

Site Number: 05670209

Site Name: PLACE ADDITION, THE-16

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,359

Percent Complete: 100%

Land Sqft^{*}: 19,663

Land Acres^{*}: 0.4514

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:

LINDSAY JAMES D
LINDSAY SANDRA

Primary Owner Address:

255 SPRING BROOK DR
MANSFIELD, TX 76063-5924

Deed Date: 6/2/2004

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D204180090](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FRANKLIN DAVID M;FRANKLIN TERESA	3/30/1987	00088970001020	0008897	0001020
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	\$356,395	\$42,883	\$399,278	\$399,278
2024	\$356,395	\$42,883	\$399,278	\$374,442
2023	\$359,108	\$42,883	\$401,991	\$340,402
2022	\$329,754	\$27,084	\$356,838	\$309,456
2021	\$269,895	\$27,084	\$296,979	\$281,324
2020	\$295,592	\$27,084	\$322,676	\$255,749

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.