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**Address:** [6280 GRAUTON DR](#)  
**City:** TARRANT COUNTY  
**Georeference:** A 9-3A28A  
**Subdivision:** ANDERSON, MATTHEW SURVEY  
**Neighborhood Code:** 1A010A

**Latitude:** 32.6087655952  
**Longitude:** -97.2048731137  
**TAD Map:** 2090-340  
**MAPSCO:** TAR-108X



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

## PROPERTY DATA

**Legal Description:** ANDERSON, MATTHEW  
SURVEY Abstract 9 Tract 3A28A

**Jurisdictions:**

TARRANT COUNTY (220)  
EMERGENCY SVCS DIST #1 (222)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
MANSFIELD ISD (908)

**State Code:** A

**Year Built:** 1999

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$640,000

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

**Site Number:** 05689775

**Site Name:** ANDERSON, MATTHEW SURVEY-3A28A

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,896

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 87,120

**Land Acres<sup>\*</sup>:** 2.0000

**Pool:** Y

<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:**

NICHOLS JIM Q  
NICHOLS BEVERLY D

**Primary Owner Address:**

6280 GRAUTON DR  
MANSFIELD, TX 76063-5245

**Deed Date:** 4/14/1999

**Deed Volume:** 0013777

**Deed Page:** 0000120

**Instrument:** 00137770000120

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MEYERS KENNETH R	5/2/1984	00078370000044	0007837	0000044



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	\$495,000	\$145,000	\$640,000	\$563,679
2024	\$495,000	\$145,000	\$640,000	\$512,435
2023	\$652,403	\$135,000	\$787,403	\$465,850
2022	\$694,869	\$80,000	\$774,869	\$423,500
2021	\$305,000	\$80,000	\$385,000	\$385,000
2020	\$310,783	\$74,217	\$385,000	\$385,000

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.