



**Address:** [2017 CHRISMAN TR](#)  
**City:** MANSFIELD  
**Georeference:** 17793-17-9  
**Subdivision:** HERITAGE ESTATES ADDITION-MNFD  
**Neighborhood Code:** 1M070J

**Latitude:** 32.5997948934  
**Longitude:** -97.1048852237  
**TAD Map:** 2120-336  
**MAPSCO:** TAR-125A



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** HERITAGE ESTATES  
ADDITION-MNFD Block 17 Lot 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:** 1994

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

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

**Site Number:** 05735521

**Site Name:** HERITAGE ESTATES ADDITION-MNFD-17-9

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,844

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,073

**Land Acres<sup>\*</sup>:** 0.1853

**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:**

CUMMINGS MARK  
CUMMINGS MANDY K

**Primary Owner Address:**

2017 CHRISMAN TRL  
MANSFIELD, TX 76063

**Deed Date:** 6/9/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216126920](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCCULLOUGH SHANNON	4/27/2007	<a href="#">D207150177</a>	0000000	0000000
FORKNER BOB;FORKNER MARIE	7/15/2005	<a href="#">D205206383</a>	0000000	0000000
COBB DENA R;COBB JOSEPH K	5/13/1999	00138190000576	0013819	0000576
JONES CHERRELYN A;JONES RICHARD J	3/10/1994	00114900001138	0011490	0001138
HARRY CONSTRUCTION INC	12/1/1993	00113640000988	0011364	0000988
M L N HOLDINGS INC	7/21/1993	00111570001365	0011157	0001365
SUNBELT SAVINGS FSB	8/7/1990	00100050001502	0010005	0001502
MERIDIAN CAPITAL CORP	11/7/1986	00087440001569	0008744	0001569
MERIDIAN SERVICE CORP	1/1/1985	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	\$248,345	\$60,000	\$308,345	\$308,345
2024	\$248,345	\$60,000	\$308,345	\$308,345
2023	\$298,570	\$60,000	\$358,570	\$306,130
2022	\$238,322	\$50,000	\$288,322	\$278,300
2021	\$212,375	\$50,000	\$262,375	\$253,000
2020	\$180,000	\$50,000	\$230,000	\$230,000

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.