



Address: [2004 CHRISMAN TR](#)
City: MANSFIELD
Georeference: 17793-19-7
Subdivision: HERITAGE ESTATES ADDITION-MNFD
Neighborhood Code: 1M070J

Latitude: 32.5998542171
Longitude: -97.1065311284
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 19 Lot 7

Jurisdictions:

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

State Code: A

Year Built: 1993

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$366,424

Protest Deadline Date: 5/24/2024

Site Number: 05735807

Site Name: HERITAGE ESTATES ADDITION-MNFD-19-7

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,228

Percent Complete: 100%

Land Sqft^{*}: 9,225

Land Acres^{*}: 0.2117

Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

KWASNICK M
KWASNICK S BLACKSTOCK

Primary Owner Address:

2004 CHRISMAN TR
MANSFIELD, TX 76063-5133

Deed Date: 9/12/2003

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D203369579](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FRIEDBERG DANIEL;FRIEDBERG SHERRI	10/30/1997	00129410000611	0012941	0000611
ROBINSON DEANA S;ROBINSON KYLE A	4/30/1996	00123530001227	0012353	0001227
CHILDRESS CATHLEEN;CHILDRESS JAMES M	5/21/1993	00110720001259	0011072	0001259
CANDLEWICK HOMES INC	2/13/1993	00109680001718	0010968	0001718
MLN HOLDINGS INC	2/12/1993	00109680001708	0010968	0001708
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 ⁺
2025	\$306,424	\$60,000	\$366,424	\$366,424
2024	\$306,424	\$60,000	\$366,424	\$338,800
2023	\$320,616	\$60,000	\$380,616	\$308,000
2022	\$230,000	\$50,000	\$280,000	\$280,000
2021	\$227,375	\$50,000	\$277,375	\$269,500
2020	\$195,000	\$50,000	\$245,000	\$245,000

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.