



**Address:** [2016 CHRISMAN TR](#)  
**City:** MANSFIELD  
**Georeference:** 17793-19-13  
**Subdivision:** HERITAGE ESTATES ADDITION-MNFD  
**Neighborhood Code:** 1M070J

**Latitude:** 32.5994615274  
**Longitude:** -97.1052502161  
**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 13

**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:** None

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

**Site Number:** 05735882

**Site Name:** HERITAGE ESTATES ADDITION-MNFD-19-13

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,075

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,129

**Land Acres<sup>\*</sup>:** 0.1866

**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:**

ALMENDRAS ROJAS LEANDRO W  
VARGAS PINO XIMENA P

**Primary Owner Address:**

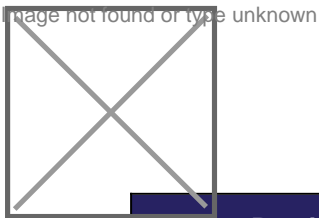
2016 CHRISMAN TR  
MANSFIELD, TX 76063

**Deed Date:** 9/19/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217218639](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CARROLL MATTHEW	4/8/1999	00137560000481	0013756	0000481
JILES JEFFREY S;JILES MELISSA	3/28/1994	00115170001101	0011517	0001101
HARRY CONSTRUCTION INC	12/1/1993	00113640000985	0011364	0000985
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	\$300,457	\$60,000	\$360,457	\$360,457
2024	\$300,457	\$60,000	\$360,457	\$359,747
2023	\$314,346	\$60,000	\$374,346	\$327,043
2022	\$250,187	\$50,000	\$300,187	\$297,312
2021	\$222,837	\$50,000	\$272,837	\$270,284
2020	\$195,713	\$50,000	\$245,713	\$245,713

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.