



Address: [1704 CHRETIEN POINT DR](#)
City: MANSFIELD
Georeference: 32566-1-2
Subdivision: PLANTATION ESTATES (MANSFIELD)
Neighborhood Code: 1M050L

Latitude: 32.5897910551
Longitude: -97.1072420748
TAD Map: 2120-336
MAPSCO: TAR-125E



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

PROPERTY DATA

Legal Description: PLANTATION ESTATES
(MANSFIELD) Block 1 Lot 2

Jurisdictions:

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

State Code: A

Year Built: 1991

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Notice Sent Date: 4/15/2025

Notice Value: \$506,719

Protest Deadline Date: 5/24/2024

Site Number: 05882451

Site Name: PLANTATION ESTATES (MANSFIELD)-1-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,857

Percent Complete: 100%

Land Sqft^{*}: 27,834

Land Acres^{*}: 0.6390

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:

HANSEN ERIK
HANSEN JANET

Primary Owner Address:

1704 CHRETIEN POINT DR
MANSFIELD, TX 76063

Deed Date: 12/28/2020

Deed Volume:

Deed Page:

Instrument: [D221005292](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|--------------------------------|------------|----------------------------|-------------|-----------|
| MCDONALD BRANDI;MCDONALD JAMES | 10/17/2019 | D219238265 | | |
| WATERMAN CATHY;WATERMAN HARRY | 2/25/2005 | D205216645 | 0000000 | 0000000 |
| PRUDENTIAL RELOCATION INC | 2/25/2005 | D205146483 | 0000000 | 0000000 |
| WADE CHARLES E II;WADE CYNTHI | 3/5/2002 | 00155080000315 | 0015508 | 0000315 |
| SMART GARY D | 12/18/2000 | 00146690000478 | 0014669 | 0000478 |
| SMART GARY D | 10/30/1996 | 00125700001358 | 0012570 | 0001358 |
| ESTES DAVID E;ESTES JOYCE | 8/13/1991 | 00103540002320 | 0010354 | 0002320 |
| STONEWOOD CORP | 6/19/1991 | 00103190000536 | 0010319 | 0000536 |
| MERIDIAN SAVINGS ASSN | 5/7/1987 | 00089420002261 | 0008942 | 0002261 |
| BAUER PROPERTIES INC | 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 | \$387,269 | \$119,450 | \$506,719 | \$506,719 |
| 2024 | \$387,269 | \$119,450 | \$506,719 | \$498,945 |
| 2023 | \$363,586 | \$90,000 | \$453,586 | \$453,586 |
| 2022 | \$326,838 | \$90,000 | \$416,838 | \$416,838 |
| 2021 | \$295,000 | \$90,000 | \$385,000 | \$385,000 |
| 2020 | \$261,434 | \$90,000 | \$351,434 | \$351,434 |

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)

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Tarrant Appraisal District Property Information | PDF

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.