



Address: [1608 CHRETIEN POINT DR](#)
City: MANSFIELD
Georeference: 32566-1-5
Subdivision: PLANTATION ESTATES (MANSFIELD)
Neighborhood Code: 1M050L

Latitude: 32.5893968784
Longitude: -97.108103121
TAD Map: 2120-332
MAPSCO: TAR-125E



Google Map or type unknown

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

PROPERTY DATA

Legal Description: PLANTATION ESTATES
(MANSFIELD) Block 1 Lot 5

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: JOHN M HIXSON (06392)

Notice Sent Date: 4/15/2025

Notice Value: \$675,989

Protest Deadline Date: 5/24/2024

Site Number: 05882494

Site Name: PLANTATION ESTATES (MANSFIELD)-1-5

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,944

Percent Complete: 100%

Land Sqft^{*}: 22,651

Land Acres^{*}: 0.5200

Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

KOUDELKA CRAIG

Primary Owner Address:

1608 CHRETIEN POINT DR
MANSFIELD, TX 76063

Deed Date: 6/15/2020

Deed Volume:

Deed Page:

Instrument: [D220139031](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SOLIZ RICHARD M	4/27/2001	00148880000097	0014888	0000097
MCCRANIE R GRANT;MCCRANIE TINA	1/12/1995	00118570000618	0011857	0000618
MCCRANIE R GRANT	12/8/1993	00113730001826	0011373	0001826
KORLESKI KARMON L;KORLESKI TINA D	7/14/1992	00107200000958	0010720	0000958
AMERICO FINANCIAL LTD	7/13/1992	00107140002113	0010714	0002113
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	\$562,489	\$113,500	\$675,989	\$662,489
2024	\$562,489	\$113,500	\$675,989	\$602,263
2023	\$457,512	\$90,000	\$547,512	\$547,512
2022	\$412,000	\$90,000	\$502,000	\$502,000
2021	\$412,000	\$90,000	\$502,000	\$502,000
2020	\$349,839	\$90,000	\$439,839	\$439,839

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.