



Address: [1703 CHRETIEN POINT DR](#)
City: MANSFIELD
Georeference: 32566-2-3
Subdivision: PLANTATION ESTATES (MANSFIELD)
Neighborhood Code: 1M050L

Latitude: 32.5904500357
Longitude: -97.1077746699
TAD Map: 2120-336
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 2 Lot 3

Jurisdictions:

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

State Code: A

Year Built: 1995

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$591,631

Protest Deadline Date: 5/24/2024

Site Number: 05882761

Site Name: PLANTATION ESTATES (MANSFIELD)-2-3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,513

Percent Complete: 100%

Land Sqft^{*}: 21,867

Land Acres^{*}: 0.5020

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:

MCIRVIN GARY STEVEN
MCIRVIN ANGELA MARIE

Primary Owner Address:
1703 CHRETIEN POINT DR
MANSFIELD, TX 76063

Deed Date: 8/31/2020

Deed Volume:

Deed Page:

Instrument: [D220217256](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WHITTAKER GREG A;WHITTAKER KAREN M	7/24/1995	00120490000250	0012049	0000250
HARRY CONSTRUCTION INC	2/1/1995	00118710002030	0011871	0002030
MORAZZANO JAMES L;MORAZZANO LORAIN V	7/21/1993	00111600001966	0011160	0001966
AMERICO FINANCIAL LTD	10/19/1992	00108370000988	0010837	0000988
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	\$479,031	\$112,600	\$591,631	\$576,989
2024	\$479,031	\$112,600	\$591,631	\$524,535
2023	\$403,803	\$90,000	\$493,803	\$476,850
2022	\$343,500	\$90,000	\$433,500	\$433,500
2021	\$343,500	\$90,000	\$433,500	\$433,500
2020	\$254,000	\$90,000	\$344,000	\$344,000

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.