



**Address:** [821 RED OAK DR](#)  
**City:** MANSFIELD  
**Georeference:** 30895-4-3  
**Subdivision:** OAKS, THE (MANSFIELD)  
**Neighborhood Code:** 1M080D

**Latitude:** 32.5919174516  
**Longitude:** -97.1345380632  
**TAD Map:** 2108-336  
**MAPSCO:** TAR-124F



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** OAKS, THE (MANSFIELD) Block  
4 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:** 1987

**Personal Property Account:** N/A

**Agent:** TEXAS PROPERTY TAX REDUCTIONS LLC (00224)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$377,025

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

**Site Number:** 05916283

**Site Name:** OAKS, THE (MANSFIELD)-4-3

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,162

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,680

**Land Acres<sup>\*</sup>:** 0.2451

**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:**

MELCHER THOMAS L  
MELCHER MOLLY B

**Primary Owner Address:**

821 RED OAK DR  
MANSFIELD, TX 76063-3737

**Deed Date:** 6/27/1988

**Deed Volume:** 0009311

**Deed Page:** 0002345

**Instrument:** 00093110002345

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ROSS-MCCLAIN INC	9/25/1987	00090810000648	0009081	0000648
ARLINGTON VENTURES 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 <sup>+</sup>
2025	\$322,025	\$55,000	\$377,025	\$366,749
2024	\$322,025	\$55,000	\$377,025	\$333,408
2023	\$320,804	\$55,000	\$375,804	\$303,098
2022	\$230,544	\$45,000	\$275,544	\$275,544
2021	\$230,233	\$45,000	\$275,233	\$263,963
2020	\$215,101	\$45,000	\$260,101	\$239,966

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.