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Address: [7840 TOWNSEND RD](#)
City: TARRANT COUNTY
Georeference: A 214-3C02G3
Subdivision: BAKER, JOSEPH SURVEY
Neighborhood Code: 1A010A

Latitude: 32.6083953413
Longitude: -97.1918772763
TAD Map: 2090-340
MAPSCO: TAR-108Z



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

PROPERTY DATA

Legal Description: BAKER, JOSEPH SURVEY
Abstract 214 Tract 3C02G3 1982 BRECK 14 X 76
LB# TEX0120634 BRECK

Jurisdictions:

- TARRANT COUNTY (220)
- EMERGENCY SVCS DIST #1 (222)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- MANSFIELD ISD (908)

State Code: A

Year Built: 1982

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 05947189

Site Name: BAKER, JOSEPH SURVEY-3C02G3

Site Class: A2 - Residential - Mobile Home

Parcels: 1

Approximate Size⁺⁺⁺: 4,216

Percent Complete: 100%

Land Sqft^{*}: 46,609

Land Acres^{*}: 1.0700

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:

CLINKINBEARD JIMMY

Primary Owner Address:

7853 TOWNSEND RD
MANSFIELD, TX 76063

Deed Date: 4/1/2002

Deed Volume: 0015624

Deed Page: 0000225

Instrument: 00156240000225

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GARRETT EDNA A	7/30/1998	00000000000000	0000000	0000000
GARRETT EDNA;GARRETT L C SR	7/12/1985	00082430000248	0008243	0000248



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	\$109,534	\$98,500	\$208,034	\$208,034
2024	\$109,534	\$98,500	\$208,034	\$208,034
2023	\$110,616	\$97,800	\$208,416	\$208,416
2022	\$93,573	\$61,400	\$154,973	\$154,973
2021	\$73,598	\$61,400	\$134,998	\$134,998
2020	\$75,029	\$61,400	\$136,429	\$136,429

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

There are no exemptions for this property

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.