



**Address:** [403 LANTERN RIDGE DR](#)  
**City:** MANSFIELD  
**Georeference:** 24753-7-17  
**Subdivision:** MANSFIELD COUNTRY ESTATES ADDN  
**Neighborhood Code:** 1M900B

**Latitude:** 32.5921141072  
**Longitude:** -97.1776572975  
**TAD Map:** 2096-336  
**MAPSCO:** TAR-123E



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** MANSFIELD COUNTRY  
ESTATES ADDN Block 7 Lot 17

**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:** CHANDLER CROUCH (11730)

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

**Notice Value:** \$317,420

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

**Site Number:** 06066410

**Site Name:** MANSFIELD COUNTRY ESTATES ADDN-7-17

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,020

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 19,780

**Land Acres<sup>\*</sup>:** 0.4540

**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:**

COLLINS KYLE L  
COLLINS LISA

**Primary Owner Address:**

403 LANTERN RIDGE DR  
MANSFIELD, TX 76063-5914

**Deed Date:** 10/21/1998

**Deed Volume:** 0013478

**Deed Page:** 0000233

**Instrument:** 00134780000233

Previous Owners	Date	Instrument	Deed Volume	Deed Page
STEVENS LOTTA W;STEVENS RICHARD L	1/6/1995	00118590000609	0011859	0000609
PACE DENNIS PAT	11/5/1991	00104390001969	0010439	0001969
PACE DENNIS;PACE LISA	2/14/1990	00098450001313	0009845	0001313
FREDERICK ANDREA;FREDERICK BRIAN E	12/28/1988	00094740002400	0009474	0002400
NCNB TEXAS NATIONAL BANK	9/6/1988	00093710000536	0009371	0000536
D & T HOME BUILDERS INC	12/31/1986	00088050001775	0008805	0001775
VAUGHAN HOMES INC	11/26/1986	00087620000846	0008762	0000846
M & W HOME BUILDERS	1/1/1986	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	\$274,280	\$43,140	\$317,420	\$312,413
2024	\$274,280	\$43,140	\$317,420	\$284,012
2023	\$291,295	\$43,140	\$334,435	\$258,193
2022	\$266,512	\$27,246	\$293,758	\$234,721
2021	\$186,137	\$27,246	\$213,383	\$213,383
2020	\$186,137	\$27,246	\$213,383	\$213,383

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.