



Address: [8463 CR 612 RD](#)
City: TARRANT COUNTY
Georeference: A 325-3A-10
Subdivision: CARPENTER, SAMUEL S SURVEY
Neighborhood Code: 1A010W

Latitude: 32.5513700217
Longitude: -97.2006508577
TAD Map: 2090-320
MAPSCO: TAR-122Y



Google Map or type unknown

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

PROPERTY DATA

Legal Description: CARPENTER, SAMUEL S
SURVEY Abstract 325 Tract 3A JOHNSON COUNTY
BOUNDARY SPLIT

Jurisdictions:

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

State Code: C1

Year Built: 0

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$94,335

Protest Deadline Date: 5/24/2024

Site Number: 06144039

Site Name: CARPENTER, SAMUEL S SURVEY-3A

Site Class: C1 - Residential - Vacant Land

Parcels: 1

Approximate Size⁺⁺⁺: 0

Percent Complete: 0%

Land Sqft^{*}: 43,255

Land Acres^{*}: 0.9930

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:

CONDITT TERRY

Primary Owner Address:

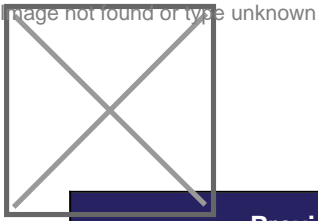
8463 COUNTY ROAD 612
MANSFIELD, TX 76063

Deed Date: 10/22/2013

Deed Volume:

Deed Page:

Instrument: 142-13-142677



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CONDITT JENNIE EST;CONDITT TERR	2/11/2004	00032350000874	0003235	0000874
DUFFIN RICK L	6/11/2002	00157530000424	0015753	0000424
NEWMAN CHARLES E;NEWMAN FRANCES	3/2/1990	00098860000976	0009886	0000976
GANN JESS F	2/16/1987	00088520001239	0008852	0001239

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	\$0	\$94,335	\$94,335	\$41,213
2024	\$0	\$94,335	\$94,335	\$34,344
2023	\$0	\$94,335	\$94,335	\$28,620
2022	\$0	\$59,580	\$59,580	\$26,018
2021	\$0	\$59,580	\$59,580	\$23,653
2020	\$0	\$59,580	\$59,580	\$21,503

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.