



Address: [526 MOCKINGBIRD DR](#)
City: MANSFIELD
Georeference: 30180-B-13
Subdivision: NORTH RIDGE SUB (MANSFIELD)
Neighborhood Code: 1M800A

Latitude: 32.580332268
Longitude: -97.1384295501
TAD Map: 2108-332
MAPSCO: TAR-124K



Google Map or type unknown

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

PROPERTY DATA

Legal Description: NORTH RIDGE SUB
(MANSFIELD) Block B Lot 13

Jurisdictions:

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

State Code: A

Year Built: 1988

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$262,000

Protest Deadline Date: 5/24/2024

Site Number: 06312438

Site Name: NORTH RIDGE SUB (MANSFIELD)-B-13

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,364

Percent Complete: 100%

Land Sqft^{*}: 6,700

Land Acres^{*}: 0.1538

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:

ESPOSITO ASHLEY

Primary Owner Address:

526 MOCKINGBIRD DR
MANSFIELD, TX 76063-1534

Deed Date: 5/28/2014

Deed Volume: 00000000

Deed Page: 00000000

Instrument: [D214117374](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BALSLEY GARY K;BALSLEY LONNA J	7/22/2009	D209197248	0000000	0000000
SECRETARY OF HUD	2/11/2009	D209101887	0000000	0000000
WELLS FARGO BANK N A	2/3/2009	D209036188	0000000	0000000
SMITH JAMES F;SMITH ROBIN JO	7/28/2000	00144590000088	0014459	0000088
PATTERSON BRIAN D;PATTERSON STEPHANIE	6/29/1995	00120150000086	0012015	0000086
DUNN GREGORY W;DUNN KIMBERLY	2/1/1989	00095070001523	0009507	0001523
WOODLAND WEST VILLAGE	1/1/1988	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	\$201,000	\$45,000	\$246,000	\$246,000
2024	\$217,000	\$45,000	\$262,000	\$253,656
2023	\$219,315	\$45,000	\$264,315	\$230,596
2022	\$198,312	\$20,000	\$218,312	\$209,633
2021	\$178,915	\$20,000	\$198,915	\$190,575
2020	\$153,250	\$20,000	\$173,250	\$173,250

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)
- HOMESTEAD DISABLED PERSON 11.13 (c)

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.