



**Address:** [1007 CANARY LN](#)  
**City:** MANSFIELD  
**Georeference:** 30180-B-14  
**Subdivision:** NORTH RIDGE SUB (MANSFIELD)  
**Neighborhood Code:** 1M800A

**Latitude:** 32.5800514424  
**Longitude:** -97.1384796318  
**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 14

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1989

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 06312446

**Site Name:** NORTH RIDGE SUB (MANSFIELD)-B-14

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,492

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,555

**Land Acres<sup>\*</sup>:** 0.1275

**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:**

GRAY JACOB MARTIN

**Primary Owner Address:**

1007 CANARY LN  
MANSFIELD, TX 76063

**Deed Date:** 2/2/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221035176](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PEARSON TIFFANY	6/27/2016	<a href="#">D216143095</a>		
KORENDEK JOSHUA;KORENDEK W VAVRA	2/22/2011	<a href="#">D211046175</a>	0000000	0000000
DFW R 20 LLC	9/7/2010	<a href="#">D210231042</a>	0000000	0000000
FUELLER JOSEPH	3/1/1996	00122840002257	0012284	0002257
STEVENS SABRINA CHEVON	5/17/1993	00122840002251	0012284	0002251
STEVENS LARRY G;STEVENS SABRINA	10/9/1990	00100670001677	0010067	0001677
ADAMS JANET;ADAMS WILLIAM	4/20/1989	00095760001032	0009576	0001032
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 <sup>+</sup>
2025	\$237,775	\$45,000	\$282,775	\$282,775
2024	\$237,775	\$45,000	\$282,775	\$282,775
2023	\$220,489	\$45,000	\$265,489	\$265,489
2022	\$185,670	\$20,000	\$205,670	\$205,670
2021	\$176,865	\$20,000	\$196,865	\$171,600
2020	\$136,000	\$20,000	\$156,000	\$156,000

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.