

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 06313140

Address: 1012 CANARY LN

City: MANSFIELD

Georeference: 30180-C-2

**Subdivision:** NORTH RIDGE SUB (MANSFIELD)

Neighborhood Code: 1M800A

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

## PROPERTY DATA

Legal Description: NORTH RIDGE SUB

(MANSFIELD) Block C Lot 2

Jurisdictions:

Site Number: 06313140 CITY OF MANSFIELD (017)

Site Name: NORTH RIDGE SUB (MANSFIELD)-C-2 **TARRANT COUNTY (220)** 

Site Class: A1 - Residential - Single Family TARRANT COUNTY HOSPITAL (224)

Parcels: 1 TARRANT COUNTY COLLEGE (225)

Approximate Size+++: 1,849 MANSFIELD ISD (908) State Code: A Percent Complete: 100%

Year Built: 1989 **Land Sqft\***: 5,000 Personal Property Account: N/A Land Acres\*: 0.1147

Agent: RESOLUTE PROPERTY TAX SOLUTION (00986) ol: N

Protest Deadline Date: 5/24/2024

+++ Rounded.

## **OWNER INFORMATION**

**Current Owner:** 

PROGRESS RESIDENTIAL BORROWER 3 LLC

**Primary Owner Address:** 

PO BOX 4090

SCOTTSDALE, AZ 85261

**Deed Date: 2/22/2018** 

Latitude: 32.5803783841

**TAD Map:** 2108-332 MAPSCO: TAR-124K

Longitude: -97.1379863924

**Deed Volume: Deed Page:** 

Instrument: D218040450

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<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



Previous Owners	Date	Instrument	Deed Volume	Deed Page
PROPERTY OWNER 2 LLC	6/5/2017	D217127883		
BROOKE JUANITA E;BROOKE STEVEN R	10/21/2008	D208440116	0000000	0000000
WELLS FARGO BANK NA	9/2/2008	D208373479	0000000	0000000
PALMER BRINDEN	12/31/2004	D205065817	0000000	0000000
1012 CANARY MANSFIELD TX TR	7/27/2004	D204235680	0000000	0000000
LANDIN GRACIE R;LANDIN JOHNNY	5/20/1999	00138320000141	0013832	0000141
WILLARD GEORGE; WILLARD LORETTA	8/8/1991	00103540000197	0010354	0000197
SECRETARY OF HUD	4/3/1991	00102330000121	0010233	0000121
UNION FED SAV BNK	4/2/1991	00102140000692	0010214	0000692
OWEN DARLA D;OWEN GERALD W	5/17/1989	00095980002273	0009598	0002273
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.

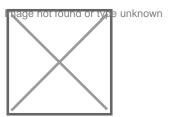
Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$203,126	\$45,000	\$248,126	\$248,126
2024	\$265,667	\$45,000	\$310,667	\$310,667
2023	\$245,000	\$45,000	\$290,000	\$290,000
2022	\$236,023	\$20,000	\$256,023	\$256,023
2021	\$198,475	\$20,000	\$218,475	\$218,475
2020	\$154,000	\$20,000	\$174,000	\$174,000

Pending indicates that the property record has not yet been completed for the indicated tax year.

## **EXEMPTIONS / SPECIAL APPRAISAL**

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.



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.

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