



Address: [1012 CANARY LN](#)
City: MANSFIELD
Georeference: 30180-C-2
Subdivision: NORTH RIDGE SUB (MANSFIELD)
Neighborhood Code: 1M800A

Latitude: 32.5803783841
Longitude: -97.1379863924
TAD Map: 2108-332
MAPSCO: TAR-124K



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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:

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: RESOLUTE PROPERTY TAX SOLUTION (00988)

Protest Deadline Date: 5/24/2024

Site Number: 06313140

Site Name: NORTH RIDGE SUB (MANSFIELD)-C-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,849

Percent Complete: 100%

Land Sqft^{*}: 5,000

Land Acres^{*}: 0.1147

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:

PROGRESS RESIDENTIAL BORROWER 3 LLC

Primary Owner Address:

PO BOX 4090
SCOTTSDALE, AZ 85261

Deed Date: 2/22/2018

Deed Volume:

Deed Page:

Instrument: [D218040450](#)

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.

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

EXEMPTIONS / SPECIAL APPRAISAL

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Tarrant Appraisal District Property Information | PDF

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.