



Address: [1008 CANARY LN](#)
City: MANSFIELD
Georeference: 30180-C-4
Subdivision: NORTH RIDGE SUB (MANSFIELD)
Neighborhood Code: 1M800A

Latitude: 32.5800860195
Longitude: -97.1380310944
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 C Lot 4

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

Notice Sent Date: 4/15/2025

Notice Value: \$242,279

Protest Deadline Date: 5/24/2024

Site Number: 06313175

Site Name: NORTH RIDGE SUB (MANSFIELD)-C-4

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,022

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:

GUYTON PATRICIA

Primary Owner Address:

1008 CANARY LN
MANSFIELD, TX 76063

Deed Date: 11/8/2024

Deed Volume:

Deed Page:

Instrument: [D224201316](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TEX'S INVESTMENT TRUST	5/26/2023	D223093656		
DOSTER CATHERINE	7/26/2010	D210181707	0000000	0000000
BARNES MELISSA D	9/3/2004	D204315327	0000000	0000000
NORRIS KIMBERLY F	2/20/2001	00147420000024	0014742	0000024
SHERWOOD SUSAN C	5/28/1998	00132540000118	0013254	0000118
OCWEN FED BANK FSB	4/7/1998	00131660000332	0013166	0000332
MCDANIEL CARRIE SUE	6/28/1989	00096340002291	0009634	0002291
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	\$197,279	\$45,000	\$242,279	\$242,279
2024	\$197,279	\$45,000	\$242,279	\$242,279
2023	\$183,730	\$45,000	\$228,730	\$182,081
2022	\$166,134	\$20,000	\$186,134	\$165,528
2021	\$149,885	\$20,000	\$169,885	\$150,480
2020	\$128,391	\$20,000	\$148,391	\$136,800

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)

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.