



Address: [800 CANARY LN](#)
City: MANSFIELD
Georeference: 30180-F-1
Subdivision: NORTH RIDGE SUB (MANSFIELD)
Neighborhood Code: 1M800A

Latitude: 32.5770436649
Longitude: -97.1372228493
TAD Map: 2108-328
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 F Lot 1

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

State Code: A
Year Built: 1991
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 06314759
Site Name: NORTH RIDGE SUB (MANSFIELD)-F-1
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,457
Percent Complete: 100%
Land Sqft^{*}: 7,830
Land Acres^{*}: 0.1797
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:
H & S ENTERPRISES
Primary Owner Address:
2310 CHAPARRAL TR
MANSFIELD, TX 76063-5432

Deed Date: 8/24/2001
Deed Volume: 0015109
Deed Page: 0000270
Instrument: 00151090000270

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WILLIAMS LAURA;WILLIAMS STANLEY R	4/29/1996	00123550000001	0012355	0000001
HOWARD RUTH R;HOWARD SCOTTY W	7/1/1991	00103110000231	0010311	0000231
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	\$248,205	\$45,000	\$293,205	\$293,205
2024	\$248,205	\$45,000	\$293,205	\$293,205
2023	\$230,946	\$45,000	\$275,946	\$275,946
2022	\$208,552	\$20,000	\$228,552	\$228,552
2021	\$187,876	\$20,000	\$207,876	\$207,876
2020	\$170,761	\$20,000	\$190,761	\$190,761

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.