



Address: [804 CANARY LN](#)
City: MANSFIELD
Georeference: 30180-F-3
Subdivision: NORTH RIDGE SUB (MANSFIELD)
Neighborhood Code: 1M800A

Latitude: 32.5774064432
Longitude: -97.1372684971
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 3

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: 06314805

Site Name: NORTH RIDGE SUB (MANSFIELD)-F-3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,306

Percent Complete: 100%

Land Sqft^{*}: 7,500

Land Acres^{*}: 0.1721

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:

FOTI KIRSTEN A

Primary Owner Address:

804 CANARY LN
MANSFIELD, TX 76063

Deed Date: 1/3/2018

Deed Volume:

Deed Page:

Instrument: [D218004498](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HOANG VUONG	8/17/2012	D212201905	0000000	0000000
SECRETARY OF HUD	12/21/2011	D212090020	0000000	0000000
AURORA BANK FSB	12/6/2011	D211304996	0000000	0000000
BOCCARD KATHY	4/22/2004	D204127460	0000000	0000000
DYER MARY C	1/10/1996	00122360000908	0012236	0000908
WHITE TONY L	9/15/1995	00121060001222	0012106	0001222
WHITE BETTY JEAN	8/21/1991	00103660000821	0010366	0000821
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	\$233,966	\$45,000	\$278,966	\$278,966
2024	\$233,966	\$45,000	\$278,966	\$278,966
2023	\$217,744	\$45,000	\$262,744	\$262,744
2022	\$196,694	\$20,000	\$216,694	\$216,694
2021	\$177,258	\$20,000	\$197,258	\$197,258
2020	\$161,212	\$20,000	\$181,212	\$181,212

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.