



Address: [10 TANAGER CT](#)
City: MANSFIELD
Georeference: 30180-F-13
Subdivision: NORTH RIDGE SUB (MANSFIELD)
Neighborhood Code: 1M800A

Latitude: 32.578192035
Longitude: -97.1373256727
TAD Map: 2108-328
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 F Lot 13

Jurisdictions:

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

State Code: A

Year Built: 1990

Personal Property Account: N/A

Agent: TEXAS PROPERTY TAX REDUCTIONS LLC (06314937)

Notice Sent Date: 4/15/2025

Notice Value: \$363,943

Protest Deadline Date: 5/24/2024

Site Number: 06314937

Site Name: NORTH RIDGE SUB (MANSFIELD)-F-13

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,860

Percent Complete: 100%

Land Sqft^{*}: 5,820

Land Acres^{*}: 0.1336

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

CHANDANAIS JEREMY D
CHANDANAIS TAMMY R

Primary Owner Address:

10 TANAGER CT
MANSFIELD, TX 76063

Deed Date: 9/24/2020

Deed Volume:

Deed Page:

Instrument: [D220247346](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|-------------------------------------|------------|----------------------------|-------------|-----------|
| ESTRADA MYRANDA N;MILLER AUSTIN | 7/9/2018 | D218154826 | | |
| TEMPLE CLINTON G | 2/18/2018 | D218147956 | | |
| MASSIE VICKY L | 9/30/2016 | DC | | |
| MASSIE CHARLES E EST;MASSIE VICKY L | 3/14/2012 | D212064363 | 0000000 | 0000000 |
| WAWRZYNSKI MICHAEL;WAWRZYNSKI RANDI | 10/30/2000 | 00145920000188 | 0014592 | 0000188 |
| RANFT KIMBERLY;RANFT STEPHEN E | 7/8/1991 | 00099980002180 | 0009998 | 0002180 |
| MAPLES KAREN*ERRO;MAPLES WILLIAM D | 6/3/1991 | 00102830000884 | 0010283 | 0000884 |
| RANFT KIMBERLY;RANFT STEPHEN E | 7/27/1990 | 00099980002180 | 0009998 | 0002180 |
| 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 | \$218,733 | \$45,000 | \$263,733 | \$263,733 |
| 2024 | \$318,943 | \$45,000 | \$363,943 | \$271,524 |
| 2023 | \$237,763 | \$45,000 | \$282,763 | \$246,840 |
| 2022 | \$245,954 | \$20,000 | \$265,954 | \$224,400 |
| 2021 | \$184,000 | \$20,000 | \$204,000 | \$204,000 |
| 2020 | \$184,000 | \$20,000 | \$204,000 | \$204,000 |

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

- HOMESTEAD GENERAL 11.13(b)

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Tarrant Appraisal District Property Information | PDF

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.