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**Address:** [5987 GARCIA LN](#)  
**City:** TARRANT COUNTY  
**Georeference:** A 614-2A02  
**Subdivision:** GARCIA, GUADALUPE SURVEY  
**Neighborhood Code:** 1A010A

**Latitude:** 32.612900463  
**Longitude:** -97.2316209717  
**TAD Map:** 2078-344  
**MAPSCO:** TAR-107U



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** GARCIA, GUADALUPE SURVEY  
Abstract 614 Tract 2A02 1976 20 X 40 ID#

**Jurisdictions:**

TARRANT COUNTY (220)  
EMERGENCY SVCS DIST #1 (222)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
MANSFIELD ISD (908)

**State Code:** A

**Year Built:** 1976

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$301,547

**Protest Deadline Date:** 5/24/2024

**Site Number:** 06338631

**Site Name:** GARCIA, GUADALUPE SURVEY-2A02

**Site Class:** A2 - Residential - Mobile Home

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,594

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 219,106

**Land Acres<sup>\*</sup>:** 5.0300

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

SIMS WILLIAM M

**Primary Owner Address:**

5987 GARCIA LN  
FORT WORTH, TX 76140

**Deed Date:** 1/20/2006

**Deed Volume:** 00000000

**Deed Page:** 00000000

**Instrument:** [D206024002](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SPIVEY CHERYL;SPIVEY DONALD E	6/25/2001	00149830000042	0014983	0000042
KENNEDY ANDREW J;KENNEDY MEGAN J	8/1/1992	00114300002079	0011430	0002079
O'NEAL DALE;O'NEAL DELORA	7/7/1992	00106980000409	0010698	0000409
O'NEAL BILLY KIRK	4/13/1989	00095660002246	0009566	0002246

## 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 <sup>+</sup>
2025	\$5,047	\$296,500	\$301,547	\$118,267
2024	\$5,047	\$296,500	\$301,547	\$107,515
2023	\$5,066	\$256,200	\$261,266	\$97,741
2022	\$5,084	\$140,600	\$145,684	\$88,855
2021	\$5,103	\$140,600	\$145,703	\$80,777
2020	\$5,122	\$140,600	\$145,722	\$73,434

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.