



**Address:** [1 WINTER TRAIL CT](#)  
**City:** MANSFIELD  
**Georeference:** 6100-2-13  
**Subdivision:** CALLENDER HILL ADDITION  
**Neighborhood Code:** 1M900E

**Latitude:** 32.5975257038  
**Longitude:** -97.1522337714  
**TAD Map:** 2102-336  
**MAPSCO:** TAR-123D



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** CALLENDER HILL ADDITION  
Block 2 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:** 1997

**Personal Property Account:** N/A

**Agent:** OOWNWELL INC (12140)

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

**Site Number:** 06725848

**Site Name:** CALLENDER HILL ADDITION-2-13

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,433

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,668

**Land Acres<sup>\*</sup>:** 0.1990

**Pool:** Y

<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:**

SFR BORROWER 2022-1 LLC

**Primary Owner Address:**

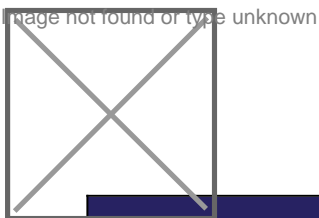
120 S RIVERSIDE PLAZA STE 2000  
CHICAGO, IL 60606

**Deed Date:** 4/6/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222105194](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
HP TEXAS I LLC	8/13/2021	<a href="#">D221242404</a>		
BAILEY JOSHUA S	10/7/2015	<a href="#">D215230000</a>		
SCHILLING JOSEPH;SCHILLING KRISTI	11/19/2012	<a href="#">D212289621</a>	0000000	0000000
WILDE RICHARD	7/23/2009	<a href="#">D209203014</a>	0000000	0000000
BROWN LISA S;BROWN THADDEUS E	7/24/1997	00128620000504	0012862	0000504
RICHMOND HOMES INC	9/30/1996	00125350000912	0012535	0000912
M R DEVELOPMENT CORP	9/12/1995	00118560000956	0011856	0000956
CALLENDER HILL JV	1/1/1994	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 <sup>+</sup>
2025	\$266,235	\$80,000	\$346,235	\$346,235
2024	\$325,000	\$80,000	\$405,000	\$405,000
2023	\$328,311	\$80,000	\$408,311	\$408,311
2022	\$352,510	\$40,000	\$392,510	\$392,510
2021	\$264,000	\$40,000	\$304,000	\$304,000
2020	\$264,000	\$40,000	\$304,000	\$304,000

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

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.