



Address: [6 ENCHANTED CT](#)
City: MANSFIELD
Georeference: 12753G-2-13
Subdivision: ENCHANTED ACRES ESTATE
Neighborhood Code: 1M050I

Latitude: 32.594021328
Longitude: -97.0971575481
TAD Map: 2120-336
MAPSCO: TAR-125B



Google Map or type unknown

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

PROPERTY DATA

Legal Description: ENCHANTED ACRES ESTATE
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: 1995
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$405,682
Protest Deadline Date: 5/24/2024

Site Number: 06756425
Site Name: ENCHANTED ACRES ESTATE-2-13
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,415
Percent Complete: 100%
Land Sqft^{*}: 9,100
Land Acres^{*}: 0.2089
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:
BARKLEY THU TRAN
Primary Owner Address:
6 ENCHANTED CT
MANSFIELD, TX 76063-5172

Deed Date: 5/30/2002
Deed Volume: 0000000
Deed Page: 0000000
Instrument: 000000000000000

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BARKLEY BRENT;BARKLEY THU TRAN	10/20/1998	00134800000186	0013480	0000186
TIPPINS SARAH D;TIPPINS W M JR	10/18/1996	00125540000468	0012554	0000468
MARQUISE HOMES INC	3/2/1995	00119010001055	0011901	0001055
BILLVIN LAND DEV INC	8/10/1994	00119000001064	0011900	0001064
M L N HOLDINGS INC	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 ⁺
2025	\$325,682	\$80,000	\$405,682	\$405,682
2024	\$325,682	\$80,000	\$405,682	\$398,644
2023	\$327,306	\$80,000	\$407,306	\$362,404
2022	\$331,936	\$60,000	\$391,936	\$329,458
2021	\$239,507	\$60,000	\$299,507	\$299,507
2020	\$230,433	\$60,000	\$290,433	\$286,296

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.