



Address: [2502 THOROUGHbred LN](#)

City: MANSFIELD

Georeference: 12753G-3-2

Subdivision: ENCHANTED ACRES ESTATE

Neighborhood Code: 1M050I

Latitude: 32.5913211254

Longitude: -97.0962643312

TAD Map: 2120-336

MAPSCO: TAR-125F



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 3 Lot 2

Jurisdictions:

CITY OF MANSFIELD (017)

TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224)

TARRANT COUNTY COLLEGE (225)

MANSFIELD ISD (908)

State Code: A

Year Built: 1996

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 06756948

Site Name: ENCHANTED ACRES ESTATE-3-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,370

Percent Complete: 100%

Land Sqft^{*}: 10,203

Land Acres^{*}: 0.2342

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:

FRIZZELL MICHAEL D

FRIZZELL ANITA M

Primary Owner Address:

2502 THOROUGHbred LN

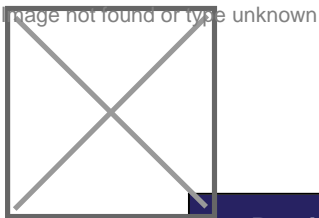
MANSFIELD, TX 76063-5163

Deed Date: 9/17/1996

Deed Volume: 0012521

Deed Page: 0002157

Instrument: 00125210002157



Previous Owners	Date	Instrument	Deed Volume	Deed Page
R & R HOME BLDRS INC	1/30/1996	00122630000288	0012263	0000288
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	\$325,455	\$80,000	\$405,455	\$405,455
2024	\$325,455	\$80,000	\$405,455	\$405,455
2023	\$327,070	\$80,000	\$407,070	\$377,573
2022	\$331,680	\$60,000	\$391,680	\$343,248
2021	\$252,044	\$60,000	\$312,044	\$312,044
2020	\$230,591	\$60,000	\$290,591	\$286,816

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.