



Address: [2504 THOROUGHbred LN](#)
City: MANSFIELD
Georeference: 12753G-3-3
Subdivision: ENCHANTED ACRES ESTATE
Neighborhood Code: 1M050I

Latitude: 32.5914200803
Longitude: -97.0960585771
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 3

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: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/24/2024

Site Number: 06756956

Site Name: ENCHANTED ACRES ESTATE-3-3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,598

Percent Complete: 100%

Land Sqft^{*}: 10,203

Land Acres^{*}: 0.2342

Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

LYDECKER KRISTEN

LYDECKER MICHAEL

Primary Owner Address:

2504 THOROUGHbred LN
MANSFIELD, TX 76063

Deed Date: 8/31/2020

Deed Volume:

Deed Page:

Instrument: [D220221945](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BROWN PAMELA;BROWN STEVEN	9/22/2016	D216223996		
TRAN RANDY	6/6/2016	D216165634		
TRAN RANDY;TRAN TINA	5/22/2006	D206157206	0000000	0000000
KAY KEITH;KAY NATALIE	5/20/2005	D205147393	0000000	0000000
MATHIS KAREN L;MATHIS LARRY E	6/22/1995	00120770000115	0012077	0000115
R & R HOME BUILDERS INC	2/1/1995	00118760002110	0011876	0002110
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	\$329,035	\$80,000	\$409,035	\$409,035
2024	\$329,035	\$80,000	\$409,035	\$409,035
2023	\$370,000	\$80,000	\$450,000	\$423,429
2022	\$375,244	\$60,000	\$435,244	\$384,935
2021	\$289,941	\$60,000	\$349,941	\$349,941
2020	\$266,966	\$60,000	\$326,966	\$326,217

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.