



Address: [1 ARABIAN CT](#)
City: MANSFIELD
Georeference: 12753G-3-16
Subdivision: ENCHANTED ACRES ESTATE
Neighborhood Code: 1M050I

Latitude: 32.5904248259
Longitude: -97.0959584803
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 16

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

Protest Deadline Date: 5/24/2024

Site Number: 06756972

Site Name: ENCHANTED ACRES ESTATE-3-16

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,216

Percent Complete: 100%

Land Sqft^{*}: 10,500

Land Acres^{*}: 0.2410

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:

THE HUDSON FAMILY TRUST
THE HUDSON FAMILY TRUST

Primary Owner Address:

1 ARABIAN CT
MANSFIELD, TX 76063

Deed Date: 1/12/2017

Deed Volume:

Deed Page:

Instrument: [D217010244](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HUDSON BETHEL;HUDSON NATHANIEL	2/15/1996	00122670001782	0012267	0001782
CANDLEWICK HOMES INC	10/30/1995	00121620001212	0012162	0001212
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	\$320,167	\$80,000	\$400,167	\$400,167
2024	\$320,167	\$80,000	\$400,167	\$400,167
2023	\$321,772	\$80,000	\$401,772	\$373,674
2022	\$326,291	\$60,000	\$386,291	\$339,704
2021	\$248,822	\$60,000	\$308,822	\$308,822
2020	\$227,977	\$60,000	\$287,977	\$286,133

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.