



Address: [5 ARABIAN CT](#)
City: MANSFIELD
Georeference: 12753G-3-20
Subdivision: ENCHANTED ACRES ESTATE
Neighborhood Code: 1M050I

Latitude: 32.5911499847
Longitude: -97.0957873886
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 20

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: 06757014

Site Name: ENCHANTED ACRES ESTATE-3-20

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,787

Percent Complete: 100%

Land Sqft^{*}: 17,406

Land Acres^{*}: 0.3995

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:

KENT EDWARD L

KENT TWANA

Primary Owner Address:

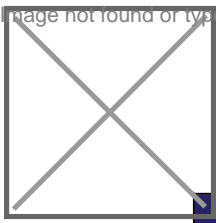
5 ARABIAN CT
MANSFIELD, TX 76063-5162

Deed Date: 12/15/2000

Deed Volume: 0014656

Deed Page: 0000047

Instrument: 00146560000047



Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCDONALD THOMAS L	1/23/1998	00130640000438	0013064	0000438
WHITE SHARON KAY	1/22/1996	00122410000448	0012241	0000448
MCDAVID HOMES INC	3/22/1995	00119200000500	0011920	0000500
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	\$403,614	\$80,000	\$483,614	\$483,614
2024	\$403,614	\$80,000	\$483,614	\$483,614
2023	\$405,494	\$80,000	\$485,494	\$447,830
2022	\$400,787	\$60,000	\$460,787	\$407,118
2021	\$310,107	\$60,000	\$370,107	\$370,107
2020	\$285,707	\$60,000	\$345,707	\$345,707

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.