



Address: [2008 MELISSA DIANE ST](#)
City: MANSFIELD
Georeference: 17793-17-16
Subdivision: HERITAGE ESTATES ADDITION-MNFD
Neighborhood Code: 1M070J

Latitude: 32.6002224696
Longitude: -97.1049642594
TAD Map: 2120-336
MAPSCO: TAR-125A



Google Map or type unknown

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

PROPERTY DATA

Legal Description: HERITAGE ESTATES
ADDITION-MNFD Block 17 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: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/24/2024

Site Number: 06759831

Site Name: HERITAGE ESTATES ADDITION-MNFD-17-16

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,210

Percent Complete: 100%

Land Sqft^{*}: 7,863

Land Acres^{*}: 0.1805

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:

NGUYEN UT

Primary Owner Address:

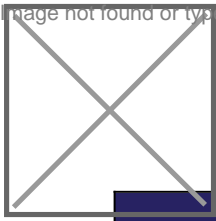
4226 GLEN RIDGE DR
ARLINGTON, TX 76015

Deed Date: 10/13/2022

Deed Volume:

Deed Page:

Instrument: [D222253155](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
NGUYEN MAI THI	12/5/2012	000000000000000	0000000	0000000
HONG SAMUEL M	2/26/1999	00137110000029	0013711	0000029
MARTIN JAMES T II; MARTIN LINDA	1/9/1996	00122280000424	0012228	0000424
WEEKLEY HOMES INC	10/23/1995	00121520001025	0012152	0001025
NATHAN A WATSON CO	1/1/1994	000000000000000	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	\$287,292	\$60,000	\$347,292	\$347,292
2024	\$287,292	\$60,000	\$347,292	\$347,292
2023	\$314,036	\$60,000	\$374,036	\$374,036
2022	\$268,376	\$50,000	\$318,376	\$318,376
2021	\$242,271	\$50,000	\$292,271	\$292,271
2020	\$203,687	\$50,000	\$253,687	\$253,687

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

There are no exemptions for this property

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.