



**Address:** [2006 MELISSA DIANE ST](#)  
**City:** MANSFIELD  
**Georeference:** 17793-17-17  
**Subdivision:** HERITAGE ESTATES ADDITION-MNFD  
**Neighborhood Code:** 1M070J

**Latitude:** 32.6003139522  
**Longitude:** -97.1051604864  
**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 17

**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

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$384,626

**Protest Deadline Date:** 5/24/2024

**Site Number:** 06759858

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

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,130

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,863

**Land Acres<sup>\*</sup>:** 0.1805

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

BANKS RONALD  
BANKS FRANCES A

**Primary Owner Address:**

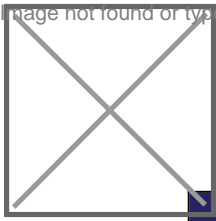
2006 MELISSA DIANE ST  
MANSFIELD, TX 76063-5150

**Deed Date:** 1/31/1996

**Deed Volume:** 0012251

**Deed Page:** 0001323

**Instrument:** 00122510001323



Previous Owners	Date	Instrument	Deed Volume	Deed Page
WEEKLEY HOMES INC	8/11/1995	00120720000595	0012072	0000595
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 <sup>+</sup>
2025	\$324,626	\$60,000	\$384,626	\$384,626
2024	\$324,626	\$60,000	\$384,626	\$367,116
2023	\$338,776	\$60,000	\$398,776	\$333,742
2022	\$253,525	\$50,000	\$303,525	\$303,402
2021	\$238,784	\$50,000	\$288,784	\$275,820
2020	\$200,745	\$50,000	\$250,745	\$250,745

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)
- DISABLED VET 70 to 99 PCT 11.22

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.