



**Address:** [1716 FARMINGTON DR](#)  
**City:** MANSFIELD  
**Georeference:** 13603H-2-3  
**Subdivision:** FARMINGTON ESTATES  
**Neighborhood Code:** 1M020N

**Latitude:** 32.6032791109  
**Longitude:** -97.1141159229  
**TAD Map:** 2114-340  
**MAPSCO:** TAR-110Z



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** FARMINGTON ESTATES Block  
2 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:** NORTH TEXAS PROPERTY TAX SERV (00855)

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

**Site Number:** 06817602

**Site Name:** FARMINGTON ESTATES-2-3

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,978

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,800

**Land Acres<sup>\*</sup>:** 0.1790

**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:**

LEMMONS SARAH NICOLE

**Primary Owner Address:**

1716 FARMINGTON DR  
MANSFIELD, TX 76063

**Deed Date:** 7/30/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220184304](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CAMPBELL BARBARA;CAMPBELL MATTHEW	5/15/2012	<a href="#">D212143103</a>	0000000	0000000
CAMPBELL BARBARA V	2/9/2011	<a href="#">D211036308</a>	0000000	0000000
SMITH RICHARD M	4/3/2001	00148130000309	0014813	0000309
STRADLEY PAULA JEAN	5/13/2000	00144130000326	0014413	0000326
WESTPHAL JAMES H;WESTPHAL JULIE	3/1/1999	00137000000330	0013700	0000330
SADAUSKAS BRIAN;SADAUSKAS SUSAN M	4/22/1996	00123420001932	0012342	0001932
MARQUISE HOMES INC	11/3/1995	00121610001149	0012161	0001149
BILLVIN LAND DEV INC	1/1/1995	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 <sup>+</sup>
2025	\$201,100	\$55,000	\$256,100	\$256,100
2024	\$235,900	\$55,000	\$290,900	\$290,900
2023	\$282,600	\$55,000	\$337,600	\$269,390
2022	\$199,900	\$45,000	\$244,900	\$244,900
2021	\$206,011	\$45,000	\$251,011	\$251,011
2020	\$188,557	\$45,000	\$233,557	\$233,557

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.