



**Address:** [17 RED BLUFF CT](#)  
**City:** MANSFIELD  
**Georeference:** 33743-1-17R  
**Subdivision:** RED BLUFF PARC ADDITION  
**Neighborhood Code:** 1M800G

**Latitude:** 32.5688290025  
**Longitude:** -97.1309467562  
**TAD Map:** 2108-328  
**MAPSCO:** TAR-124Q



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** RED BLUFF PARC ADDITION  
Block 1 Lot 17R

**Jurisdictions:**

CITY OF MANSFIELD (017)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
MANSFIELD ISD (908)

**State Code:** A

**Year Built:** 2000

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$473,550

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

**Site Number:** 06877338

**Site Name:** RED BLUFF PARC ADDITION-1-17R

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,566

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,894

**Land Acres<sup>\*</sup>:** 0.2041

**Pool:** Y

<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:**

SHANNON DIANA

**Primary Owner Address:**

17 RED BLUFF CT  
MANSFIELD, TX 76063

**Deed Date:** 9/10/2015

**Deed Volume:**

**Deed Page:**

**Instrument:** [D215206885](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ANDERS ANDREA K;ANDERS CODY D	2/26/2013	<a href="#">D213052646</a>	0000000	0000000
CANRIGHT DELL;CANRIGHT SUSAN	3/7/2008	<a href="#">D208090795</a>	0000000	0000000
FEDERAL HOME LOAN MTG CORP	10/2/2007	<a href="#">D207363550</a>	0000000	0000000
MCDUFFEE DAWN;MCDUFFEE SCOTT A	7/17/2000	00144760000430	0014476	0000430
WILLIAMSON MIKE	2/17/2000	00142400000410	0014240	0000410
MLN HOLDINGS 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	\$411,800	\$61,750	\$473,550	\$473,550
2024	\$411,800	\$61,750	\$473,550	\$449,942
2023	\$365,118	\$61,750	\$426,868	\$409,038
2022	\$329,103	\$42,750	\$371,853	\$371,853
2021	\$297,919	\$42,750	\$340,669	\$340,669
2020	\$271,346	\$42,750	\$314,096	\$314,096

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.