



**Address:** [217 MAN O WAR CT](#)  
**City:** TARRANT COUNTY  
**Georeference:** 7332-1-17  
**Subdivision:** CHURCHILL PARK ADDITION  
**Neighborhood Code:** 1A030R

**Latitude:** 32.5642639503  
**Longitude:** -97.2751095361  
**TAD Map:** 2066-324  
**MAPSCO:** TAR-120U



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** CHURCHILL PARK ADDITION  
Block 1 Lot 17

**Jurisdictions:**

TARRANT COUNTY (220)  
EMERGENCY SVCS DIST #1 (222)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
BURLESON ISD (922)

**State Code:** A

**Year Built:** 1997

**Personal Property Account:** N/A

**Agent:** PEYCO SOUTHWEST REALTY INC (00506)

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

**Notice Value:** \$906,093

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

**Site Number:** 07012713

**Site Name:** CHURCHILL PARK ADDITION-1-17

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,232

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 113,560

**Land Acres<sup>\*</sup>:** 2.6070

**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:**

GRIFFITH DANIELLE  
GRIFFITH DANIEL

**Primary Owner Address:**

217 MAN O WAR  
BURLESON, TX 76028

**Deed Date:** 12/15/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217291800](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
QUANT HAROLD E	10/24/2008	<a href="#">D208412894</a>	0000000	0000000
VOLKMAN BEVERLY G	9/12/1997	00129190000391	0012919	0000391
VOLKMAN FAMILY DEV CORP	1/1/1997	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	\$604,650	\$175,350	\$780,000	\$738,817
2024	\$542,650	\$175,350	\$718,000	\$556,838
2023	\$617,103	\$159,280	\$776,383	\$506,216
2022	\$528,532	\$92,140	\$620,672	\$460,196
2021	\$326,220	\$92,140	\$418,360	\$418,360
2020	\$327,703	\$92,140	\$419,843	\$419,843

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 50 to 69 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.