



Address: [2801 ST CHARLES DR](#)
City: MANSFIELD
Georeference: 782G-3-24
Subdivision: ANTIGUA ADDITION
Neighborhood Code: 1M080A

Latitude: 32.6037322569
Longitude: -97.125145719
TAD Map: 2114-340
MAPSCO: TAR-110Y



Google Map or type unknown

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

PROPERTY DATA

Legal Description: ANTIGUA ADDITION Block 3 Lot 24

Jurisdictions:

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

State Code: A

Year Built: 1998

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$363,456

Protest Deadline Date: 5/24/2024

Site Number: 07015739

Site Name: ANTIGUA ADDITION-3-24

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,214

Percent Complete: 100%

Land Sqft^{*}: 10,800

Land Acres^{*}: 0.2479

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:

FANOUSI MEHDAD
AKBARIANAZAR SAKINEH OSTAD

Primary Owner Address:

2801 SAINT CHARLES DR
MANSFIELD, TX 76063

Deed Date: 5/8/2019

Deed Volume:

Deed Page:

Instrument: [D219100038](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|------------------------------------|------------|----------------------------|-------------|-----------|
| HUGHES MICHAEL D;HUGHES SUSAN | 7/10/2008 | D208274076 | 0000000 | 0000000 |
| BROWN KEELEY | 9/23/2003 | D203365008 | 0000000 | 0000000 |
| HEUGATTER KEITH;HEUGATTER MARY ANN | 11/23/1998 | 00135410000490 | 0013541 | 0000490 |
| PULTE HOME CORP OF TEXAS | 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 ⁺ |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$282,000 | \$60,000 | \$342,000 | \$342,000 |
| 2024 | \$303,456 | \$60,000 | \$363,456 | \$329,351 |
| 2023 | \$309,362 | \$60,000 | \$369,362 | \$299,410 |
| 2022 | \$256,166 | \$50,000 | \$306,166 | \$272,191 |
| 2021 | \$197,446 | \$50,000 | \$247,446 | \$247,446 |
| 2020 | \$197,446 | \$50,000 | \$247,446 | \$247,446 |

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.