



Address: [7275 PECAN CT](#)
City: TARRANT COUNTY
Georeference: A1495-1C06
Subdivision: STEPHENS, W D SURVEY
Neighborhood Code: 1A010A

Latitude: 32.5793632849
Longitude: -97.2047960557
TAD Map: 2090-332
MAPSCO: TAR-122K



Google Map or type unknown

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

PROPERTY DATA

Legal Description: STEPHENS, W D SURVEY
Abstract 1495 Tract 1C6

Jurisdictions:
TARRANT COUNTY (220)
EMERGENCY SVCS DIST #1 (222)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
MANSFIELD ISD (908)

State Code: A

Year Built: 2016

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/24/2024

Site Number: 07057288
Site Name: STEPHENS, W D SURVEY-1C06
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,042
Percent Complete: 100%
Land Sqft^{*}: 43,560
Land Acres^{*}: 1.0000
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:
SWAIN CHRISTOPHER
Primary Owner Address:
7257 PECAN CT
MANSFIELD, TX 76063

Deed Date: 11/16/2022
Deed Volume:
Deed Page:
Instrument: [D222270911](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HANNA SAMUEL	10/31/2016	D216259105		
SUMMIT BUILDING & DEVELOPMENT INC	1/21/2016	D216016923		
MARTIN MANUEL; MARTIN TERESA	10/10/2003	D203383509	0000000	0000000
CHINCHILLA ANDREW; CHINCHILLA BEVERL	5/3/2002	00156670000348	0015667	0000348
FED NATIONAL MORTGAGE ASSOC	9/5/2000	00145180000300	0014518	0000300
WILLIAMS ANDREA; WILLIAMS MICHAEL	9/9/1997	00129090000262	0012909	0000262

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	\$764,782	\$95,000	\$859,782	\$859,782
2024	\$764,782	\$95,000	\$859,782	\$859,782
2023	\$643,701	\$95,000	\$738,701	\$738,701
2022	\$590,000	\$60,000	\$650,000	\$413,600
2021	\$316,000	\$60,000	\$376,000	\$376,000
2020	\$316,000	\$60,000	\$376,000	\$376,000

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

There are no exemptions for this property

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.