



Address: [2412 FOREST PARK CIR](#)
City: MANSFIELD
Georeference: 1235C-1-16
Subdivision: AUBURN PARK ADDITION
Neighborhood Code: 1M080K

Latitude: 32.5962036604
Longitude: -97.1438916912
TAD Map: 2108-336
MAPSCO: TAR-124A



Google Map or type unknown

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

PROPERTY DATA

Legal Description: AUBURN PARK ADDITION
Block 1 Lot 16

Jurisdictions:

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

State Code: A

Year Built: 1999

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$439,425

Protest Deadline Date: 5/24/2024

Site Number: 07192827

Site Name: AUBURN PARK ADDITION-1-16

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,820

Percent Complete: 100%

Land Sqft^{*}: 8,278

Land Acres^{*}: 0.1900

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:

MCKEEL SAMUEL

Primary Owner Address:

2412 FOREST PARK CIR
MANSFIELD, TX 76063

Deed Date: 7/27/2017

Deed Volume:

Deed Page:

Instrument: [D217173341](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NUNEZ ALEXANDER	2/14/2014	D214030660	0000000	0000000
FEDERAL NATIONAL MTG ASSN	10/5/2010	D210256498	0000000	0000000
GILLESPIE NEIL;GILLESPIE ONA	9/14/2007	D207341387	0000000	0000000
MORRISSEY NAN B	11/12/2002	00161640000075	0016164	0000075
ADAMS JOHN D	2/25/2000	001427200000378	0014272	0000378
RH OF TEXAS LTD PARTNERSHIP	1/22/1999	001365300000220	0013653	0000220
RYLAND GROUP INC	1/1/1998	000000000000000	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	\$374,425	\$65,000	\$439,425	\$416,980
2024	\$374,425	\$65,000	\$439,425	\$379,073
2023	\$367,510	\$65,000	\$432,510	\$344,612
2022	\$325,361	\$55,000	\$380,361	\$313,284
2021	\$229,804	\$55,000	\$284,804	\$284,804
2020	\$230,912	\$55,000	\$285,912	\$285,912

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.