



Address: [2406 FOREST PARK CIR](#)
City: MANSFIELD
Georeference: 1235C-1-19
Subdivision: AUBURN PARK ADDITION
Neighborhood Code: 1M080K

Latitude: 32.5967190134
Longitude: -97.1441465802
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 19

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: OOWNWELL INC (12140)

Notice Sent Date: 4/15/2025

Notice Value: \$391,801

Protest Deadline Date: 5/24/2024

Site Number: 07192851

Site Name: AUBURN PARK ADDITION-1-19

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,377

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:

FANNIN JOHN T
FANNIN CHRISTAL J

Primary Owner Address:

2406 FOREST PARK CIR
MANSFIELD, TX 76063

Deed Date: 11/7/2014

Deed Volume:

Deed Page:

Instrument: [D214245502](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ALLEE AMBER;ALLEE KEVIN	4/20/2009	D209107727	0000000	0000000
PMI MORTGAGE INSURANCE CO	9/25/2008	D209107726	0000000	0000000
WELLS FARGO BANK	7/1/2008	D208280110	0000000	0000000
GALVAN EFRAIN M;GALVAN LYNN S	12/2/1999	00141570000056	0014157	0000056
RH OF TEXAS LTD PARTNERSHIP	1/22/1999	00136530000220	0013653	0000220
RYLAND GROUP INC	1/1/1998	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	\$326,801	\$65,000	\$391,801	\$375,836
2024	\$326,801	\$65,000	\$391,801	\$341,669
2023	\$320,831	\$65,000	\$385,831	\$310,608
2022	\$284,373	\$55,000	\$339,373	\$282,371
2021	\$201,701	\$55,000	\$256,701	\$256,701
2020	\$202,673	\$55,000	\$257,673	\$257,673

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.