



**Address:** [2213 FOREST PARK CIR](#)  
**City:** MANSFIELD  
**Georeference:** 1235C-3-17  
**Subdivision:** AUBURN PARK ADDITION  
**Neighborhood Code:** 1M080K

**Latitude:** 32.5971356888  
**Longitude:** -97.1424313606  
**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 3 Lot 17

**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:** \$492,101

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

**Site Number:** 07193599

**Site Name:** AUBURN PARK ADDITION-3-17

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,285

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,432

**Land Acres<sup>\*</sup>:** 0.1935

**Pool:** N

<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:**

SADAC CHRISTOPHER  
JIBLADZE EKATERINE

**Primary Owner Address:**

2213 FOREST PARK CIR  
MANSFIELD, TX 76063

**Deed Date:** 6/29/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220153976](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CUNNINGHAM KATHERINE K	7/15/2019	<a href="#">DC07152019</a>		
CUNNINGHAM DAVID N EST;CUNNINGHAM KATHERINE K	9/15/2014	<a href="#">D214212274</a>		
CUNNINGHAM DAVID N;CUNNINGHAM MABEL	5/30/2000	00143640000389	0014364	0000389
TANNER S D GENTRY;TANNER SEAN T	11/22/1999	00141570000088	0014157	0000088
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 <sup>+</sup>
2025	\$427,101	\$65,000	\$492,101	\$463,945
2024	\$427,101	\$65,000	\$492,101	\$421,768
2023	\$375,334	\$65,000	\$440,334	\$383,425
2022	\$366,114	\$55,000	\$421,114	\$348,568
2021	\$261,880	\$55,000	\$316,880	\$316,880
2020	\$263,142	\$55,000	\$318,142	\$318,142

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.