



Address: [1803 KRIS ST](#)
City: MANSFIELD
Georeference: 17824H-1-2
Subdivision: HERITAGE PARK ADDITION
Neighborhood Code: 1M070J

Latitude: 32.5992592204
Longitude: -97.1100052122
TAD Map: 2120-336
MAPSCO: TAR-125A



Google Map or type unknown

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

PROPERTY DATA

Legal Description: HERITAGE PARK ADDITION
Block 1 Lot 2

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

State Code: A
Year Built: 2000
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

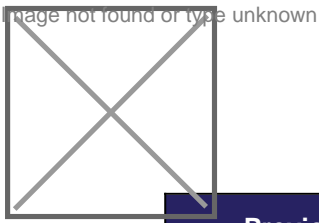
Site Number: 07391293
Site Name: HERITAGE PARK ADDITION-1-2
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,651
Percent Complete: 100%
Land Sqft^{*}: 7,535
Land Acres^{*}: 0.1729
Pool: N

⁺⁺⁺ Rounded.
^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
SPAMPINATO FABIO
SPAMPINATO CAROLYN
Primary Owner Address:
1803 KRIS ST
MANSFIELD, TX 76063-3755

Deed Date: 3/17/2003
Deed Volume: 0016510
Deed Page: 0000252
Instrument: 00165100000252



Previous Owners	Date	Instrument	Deed Volume	Deed Page
RCN INTERESTS LP	8/8/2002	00158840000013	0015884	0000013
HAMPTON INTEREST LP	12/30/1999	00148580000052	0014858	0000052
HARLAN PROPERTIES INC	1/1/1999	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	\$389,000	\$60,000	\$449,000	\$449,000
2024	\$389,000	\$60,000	\$449,000	\$449,000
2023	\$445,224	\$60,000	\$505,224	\$424,936
2022	\$375,676	\$50,000	\$425,676	\$386,305
2021	\$301,186	\$50,000	\$351,186	\$351,186
2020	\$304,876	\$50,000	\$354,876	\$354,876

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.