



Address: [1807 KRIS ST](#)
City: MANSFIELD
Georeference: 17824H-1-4
Subdivision: HERITAGE PARK ADDITION
Neighborhood Code: 1M070J

Latitude: 32.5994456962
Longitude: -97.109618711
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 4

Jurisdictions:

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

State Code: A

Year Built: 2004

Personal Property Account: N/A

Agent: R+M PROPERTY MANAGEMENT GROUP (12227)

Protest Deadline Date: 5/15/2025

Site Number: 07391447

Site Name: HERITAGE PARK ADDITION-1-4

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,459

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:

RASCO CADENCE BROOKE

RASCO DONNA KAY

Primary Owner Address:

1807 KRIS ST
MANSFIELD, TX 76063

Deed Date: 12/12/2023

Deed Volume:

Deed Page:

Instrument: [D223220085](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HADAD MATTHEW P	3/22/2022	D222089166		
HADAD MATTHEW P	3/30/2011	D211075152	0000000	0000000
PARRA CELIA L;PARRA RUBEN	6/23/2005	D205183298	0000000	0000000
ROYALTY HOMES INC	1/24/2003	00163550000295	0016355	0000295
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	\$350,000	\$60,000	\$410,000	\$410,000
2024	\$350,000	\$60,000	\$410,000	\$410,000
2023	\$376,951	\$60,000	\$436,951	\$363,793
2022	\$299,403	\$50,000	\$349,403	\$330,721
2021	\$265,651	\$50,000	\$315,651	\$300,655
2020	\$223,323	\$50,000	\$273,323	\$273,323

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.