



Address: [609 ST ERIC DR](#)
City: MANSFIELD
Georeference: 12733-1-5
Subdivision: EMBER CREEK ESTATES ADDITION
Neighborhood Code: 1M080A

Latitude: 32.6048555884
Longitude: -97.1320509624
TAD Map: 2108-340
MAPSCO: TAR-110X



Google Map or type unknown

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

PROPERTY DATA

Legal Description: EMBER CREEK ESTATES
ADDITION Block 1 Lot 5

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

Notice Sent Date: 4/15/2025

Notice Value: \$353,840

Protest Deadline Date: 5/24/2024

Site Number: 07405448

Site Name: EMBER CREEK ESTATES ADDITION-1-5

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,985

Percent Complete: 100%

Land Sqft^{*}: 6,000

Land Acres^{*}: 0.1377

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:

TANNER MELANIE M

Primary Owner Address:

609 ST ERIC DR
MANSFIELD, TX 76063

Deed Date: 8/13/2015

Deed Volume:

Deed Page:

Instrument: [D215183017](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GUERRA CONRAD D;GUERRA STACIE L	11/30/2000	00146360000256	0014636	0000256
CLASSIC C HOMES INC	1/19/2000	00141990000346	0014199	0000346
EMBER CREEK JV	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	\$293,840	\$60,000	\$353,840	\$353,840
2024	\$293,840	\$60,000	\$353,840	\$324,239
2023	\$299,528	\$60,000	\$359,528	\$294,763
2022	\$248,205	\$50,000	\$298,205	\$267,966
2021	\$220,737	\$50,000	\$270,737	\$243,605
2020	\$191,556	\$50,000	\$241,556	\$221,459

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.