



**Address:** [623 ST ERIC DR](#)  
**City:** MANSFIELD  
**Georeference:** 12733-1-12  
**Subdivision:** EMBER CREEK ESTATES ADDITION  
**Neighborhood Code:** 1M080A

**Latitude:** 32.6054192821  
**Longitude:** -97.1308606644  
**TAD Map:** 2108-340  
**MAPSCO:** TAR-110Y



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 12

**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:** RYAN LLC (00320R)

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

**Site Number:** 07405510

**Site Name:** EMBER CREEK ESTATES ADDITION-1-12

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,630

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,000

**Land Acres<sup>\*</sup>:** 0.1377

**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:**

AMERICAN RESIDENTIAL LEASING CO LLC

**Primary Owner Address:**

23975 PARK SORRENTO STE 300  
CALABASAS, CA 91302

**Deed Date:** 9/24/2014

**Deed Volume:**

**Deed Page:**

**Instrument:** [D214211206](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SMITH KENNETH EUGENE	4/11/2010	000000000000000	0000000	0000000
SMITH KENNETH;SMITH SHIRLEY EST	8/23/2000	00144910000241	0014491	0000241
CLASSIC C HOMES INC	3/30/2000	00142950000317	0014295	0000317
EMBER CREEK JV	1/1/1999	000000000000000	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	\$186,095	\$60,000	\$246,095	\$246,095
2024	\$210,705	\$60,000	\$270,705	\$270,705
2023	\$243,589	\$60,000	\$303,589	\$303,589
2022	\$202,366	\$50,000	\$252,366	\$252,366
2021	\$180,102	\$50,000	\$230,102	\$230,102
2020	\$150,987	\$50,000	\$200,987	\$200,987

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

There are no exemptions for this property

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.