



Address: [609 DOUGLAS DR](#)
City: MANSFIELD
Georeference: 12733-2-31
Subdivision: EMBER CREEK ESTATES ADDITION
Neighborhood Code: 1M080A

Latitude: 32.6042168898
Longitude: -97.131736177
TAD Map: 2108-340
MAPSCO: TAR-110X



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

PROPERTY DATA

Legal Description: EMBER CREEK ESTATES
ADDITION Block 2 Lot 31

Jurisdictions:

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

State Code: A

Year Built: 2001

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$308,469

Protest Deadline Date: 5/24/2024

Site Number: 07405995

Site Name: EMBER CREEK ESTATES ADDITION-2-31

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,656

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:

VU TAMMY P

VU TIN N

Primary Owner Address:

609 DOUGLAS DR
MANSFIELD, TX 76063

Deed Date: 7/29/2024

Deed Volume:

Deed Page:

Instrument: [D224140056](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
VU ANDY NGOC;VU TAMMY PHUONG;VU TIN NGOC	10/22/2021	D221326641		
VU NGOC HOANG;VU TAMMY PHUONG;VU TIN NGOC	6/28/2019	D219151052		
LEYVA JESUS;LEYVA JULIE M	11/30/2009	D209318854	0000000	0000000
PHAN HAO P;PHAN NGUYET T VU	7/12/2006	D206217591	0000000	0000000
LE KEMANH	6/18/2004	D204193390	0000000	0000000
SECRETARY OF HUD	1/14/2004	D204050076	0000000	0000000
CITIMORTGAGE INC	1/6/2004	D204012108	0000000	0000000
HINES ERIC J	11/14/2001	D201287406	0015273	0000446
CHOICE HOMES INC	8/21/2001	00150950000249	0015095	0000249
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	\$248,469	\$60,000	\$308,469	\$308,469
2024	\$248,469	\$60,000	\$308,469	\$287,196
2023	\$253,234	\$60,000	\$313,234	\$261,087
2022	\$187,352	\$50,000	\$237,352	\$237,352
2021	\$187,352	\$50,000	\$237,352	\$234,249
2020	\$162,954	\$50,000	\$212,954	\$212,954

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

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- 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.