



Address: [614 DOUGLAS DR](#)
City: MANSFIELD
Georeference: 12733-4-31
Subdivision: EMBER CREEK ESTATES ADDITION
Neighborhood Code: 1M080A

Latitude: 32.6040454468
Longitude: -97.1311063852
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 4 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

Protest Deadline Date: 5/24/2024

Site Number: 07406223

Site Name: EMBER CREEK ESTATES ADDITION-4-31

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,637

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:

CHAN KING TAK
ILIFF TAMARA NICOLE

Primary Owner Address:

7720 SKIER DR
MCKINNEY, TX 75071

Deed Date: 8/24/2022

Deed Volume:

Deed Page:

Instrument: [D222218920](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHAN KING TAK NATHAN	9/14/2009	D209248831	0000000	0000000
LARSON RAY;LARSON ROYCE LYNNE	5/28/2009	D209148830	0000000	0000000
HERMANN ROBYN;HERMANN THOMAS	9/14/2001	00151420000000	0015142	0000000
CHOICE HOMES INC	6/12/2001	00149450000299	0014945	0000299
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	\$244,048	\$60,000	\$304,048	\$304,048
2024	\$244,048	\$60,000	\$304,048	\$304,048
2023	\$246,536	\$60,000	\$306,536	\$306,536
2022	\$204,742	\$50,000	\$254,742	\$233,215
2021	\$182,228	\$50,000	\$232,228	\$212,014
2020	\$155,000	\$50,000	\$205,000	\$192,740

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.