



**Address:** [1305 SHEFFIELD DR](#)  
**City:** MANSFIELD  
**Georeference:** 41313-3-10  
**Subdivision:** TANGLEWOOD ADDITION-MANSFIELD  
**Neighborhood Code:** 1M010C

**Latitude:** 32.6048224034  
**Longitude:** -97.1452556221  
**TAD Map:** 2108-340  
**MAPSCO:** TAR-110W



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

## PROPERTY DATA

**Legal Description:** TANGLEWOOD ADDITION-MANSFIELD Block 3 Lot 10

**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:** GOODRICH REALTY CONSULTING (00974)

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

**Site Number:** 07407866

**Site Name:** TANGLEWOOD ADDITION-MANSFIELD-3-10

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,908

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,400

**Land Acres<sup>\*</sup>:** 0.1928

**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:**

MARTY KEVIN CHRISTOPHER

**Primary Owner Address:**

1305 SHEFFIELD DR  
MANSFIELD, TX 76063

**Deed Date:** 4/7/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222090774](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JIMENEZ-MARQUEZ CLARA;MARQUEZ CLEMENTE	1/29/2018	<a href="#">D218020024</a>		
FRUMKIN MIKHAIL;PAVLOVA IRINA	7/19/2016	<a href="#">D216186711</a>		
US BANK NATIONAL ASSN TR	2/2/2016	<a href="#">D216032546</a>		
SANTILLAN MARICELA	1/30/2006	<a href="#">D206033633</a>	0000000	0000000
SANTILLAN SANTIAGO	3/24/2004	<a href="#">D204091690</a>	0000000	0000000
SEC OF HUD	8/7/2003	<a href="#">D203440700</a>	0000000	0000000
MTG ELECTRONIC REG SYSTEMS INC	8/5/2003	<a href="#">D203292699</a>	0017047	0000169
TURNER A K HENRY;TURNER STEPHANIE	6/25/2001	00149850000254	0014985	0000254
LENAR HOMES OF TEXAS 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 <sup>+</sup>
2025	\$353,362	\$67,480	\$420,842	\$420,842
2024	\$353,362	\$67,480	\$420,842	\$420,842
2023	\$387,850	\$67,480	\$455,330	\$455,330
2022	\$284,023	\$57,840	\$341,863	\$341,863
2021	\$265,244	\$55,000	\$320,244	\$317,900
2020	\$234,000	\$55,000	\$289,000	\$289,000

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)

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## Tarrant Appraisal District Property Information | PDF

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.