



**Address:** [7016 BIG ROCK CT](#)  
**City:** TARRANT COUNTY  
**Georeference:** 17899K-1-12  
**Subdivision:** HIDDEN LAKES ADDITION  
**Neighborhood Code:** 1A030Q

**Latitude:** 32.5690952877  
**Longitude:** -97.2073719552  
**TAD Map:** 2090-328  
**MAPSCO:** TAR-122P



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** HIDDEN LAKES ADDITION  
Block 1 Lot 12

**Jurisdictions:**

TARRANT COUNTY (220)  
EMERGENCY SVCS DIST #1 (222)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
MANSFIELD ISD (908)

**State Code:** A

**Year Built:** 2003

**Personal Property Account:** N/A

**Agent:** OOWNWELL INC (12140)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$725,000

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

**Site Number:** 07578059

**Site Name:** HIDDEN LAKES ADDITION-1-12

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,834

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 43,647

**Land Acres<sup>\*</sup>:** 1.0020

**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:**

BATHERSON SUE

**Primary Owner Address:**

7016 BIG ROCK CT  
MANSFIELD, TX 76063-4951

**Deed Date:** 8/17/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** 142-22-156406

| Previous Owners                             | Date       | Instrument                 | Deed Volume | Deed Page |
|---|------------|----------------------------|-------------|-----------|
| BATHERSON SUE;CUNNINGHAM MELVILLE EST B III | 11/14/2003 | <a href="#">D203454185</a> | 0000000     | 0000000   |
| ASCENT CUSTOM HOMES INC                     | 4/6/2000   | 00143090000336             | 0014309     | 0000336   |
| HARRY CONSTRUCTION INC                      | 3/2/2000   | 00142490000133             | 0014249     | 0000133   |
| REGAL DEVELOPMENT INC                       | 1/1/2000   | 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 | \$552,221          | \$95,100    | \$647,321    | \$647,321                    |
| 2024 | \$629,900          | \$95,100    | \$725,000    | \$610,410                    |
| 2023 | \$610,946          | \$95,080    | \$706,026    | \$554,918                    |
| 2022 | \$444,431          | \$60,040    | \$504,471    | \$504,471                    |
| 2021 | \$467,386          | \$60,040    | \$527,426    | \$527,426                    |
| 2020 | \$447,773          | \$60,040    | \$507,813    | \$507,813                    |

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.