



Address: [4 MACAN CT](#)
City: MANSFIELD
Georeference: 17793-26-23
Subdivision: HERITAGE ESTATES ADDITION-MNFD
Neighborhood Code: 1M070L

Latitude: 32.5964630739
Longitude: -97.0978084451
TAD Map: 2120-336
MAPSCO: TAR-125B



Google Map or type unknown

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

PROPERTY DATA

Legal Description: HERITAGE ESTATES
ADDITION-MNFD Block 26 Lot 23

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: TEXAS PROPERTY VALUE PROTEST (00002)

Notice Sent Date: 4/15/2025

Notice Value: \$527,852

Protest Deadline Date: 5/24/2024

Site Number: 07589298
Site Name: HERITAGE ESTATES ADDITION-MNFD-26-23
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,404
Percent Complete: 100%
Land Sqft^{*}: 10,768
Land Acres^{*}: 0.2471

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

BOATENG MARY
BOATENG DAN DANSO
Primary Owner Address:
4 MACAN CT
MANSFIELD, TX 76063-3725

Deed Date: 7/31/2001
Deed Volume: 0015051
Deed Page: 0000222
Instrument: 00150510000222

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HIGHLAND HOME LTD	1/16/2001	00146970000098	0014697	0000098
NATHAN A WATSON CO 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 ⁺
2025	\$467,852	\$60,000	\$527,852	\$527,852
2024	\$467,852	\$60,000	\$527,852	\$489,289
2023	\$454,869	\$60,000	\$514,869	\$444,808
2022	\$380,449	\$50,000	\$430,449	\$404,371
2021	\$317,610	\$50,000	\$367,610	\$367,610
2020	\$288,187	\$50,000	\$338,187	\$338,187

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.