



Image not found or type unknown

Address: [1002 FERN DR](#)
City: MANSFIELD
Georeference: 13668-1-2
Subdivision: FERN OAK ADDITION
Neighborhood Code: 1M900H

Latitude: 32.5881492281
Longitude: -97.1601839291
TAD Map: 2102-332
MAPSCO: TAR-123G



Google Map or type unknown

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

PROPERTY DATA

Legal Description: FERN OAK ADDITION Block 1
Lot 2

Jurisdictions:

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

State Code: A

Year Built: 2002

Personal Property Account: N/A

Agent: None

Notice Sent Date: 5/1/2025

Notice Value: \$360,933

Protest Deadline Date: 5/24/2024

Site Number: 07613423

Site Name: FERN OAK ADDITION-1-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,815

Percent Complete: 100%

Land Sqft^{*}: 7,800

Land Acres^{*}: 0.1790

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:

VELAZQUEZ MARLO

Primary Owner Address:

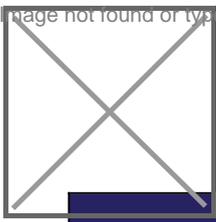
1002 FERN DR
MANSFIELD, TX 76063

Deed Date: 2/5/2020

Deed Volume:

Deed Page:

Instrument: [D220031457](#)



| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|-----------------------------------|------------|----------------------------|-------------|-----------|
| CSQ GROUP LLC | 3/7/2018 | D218049761 | | |
| QUIMBAYO SAMAR ANN | 5/1/2014 | D214089301 | 0000000 | 0000000 |
| BENSON WILLIAM B | 1/26/2009 | 00000000000000 | 0000000 | 0000000 |
| BENSON JOYCE EST;BENSON WILLIAM B | 3/18/2003 | 00165350000038 | 0016535 | 0000038 |
| KEAFFABER INC | 1/29/2002 | 00154680000320 | 0015468 | 0000320 |
| SIERRA MADRE INVESTMENTS INC | 11/29/2001 | 00153120000013 | 0015312 | 0000013 |
| SIERRA MADRE BUILDERS INC | 11/3/2000 | 00146130000340 | 0014613 | 0000340 |
| POTOMAC HEIGHTS DEV CORP | 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 | \$310,933 | \$50,000 | \$360,933 | \$346,700 |
| 2024 | \$310,933 | \$50,000 | \$360,933 | \$315,182 |
| 2023 | \$307,422 | \$50,000 | \$357,422 | \$286,529 |
| 2022 | \$270,191 | \$25,000 | \$295,191 | \$260,481 |
| 2021 | \$211,801 | \$25,000 | \$236,801 | \$236,801 |
| 2020 | \$190,000 | \$25,000 | \$215,000 | \$215,000 |

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)

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.