



**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<sup>+++</sup>:** 1,815

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,800

**Land Acres<sup>\*</sup>:** 0.1790

**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:**

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   | <a href="#">D218049761</a> |             |           |
| QUIMBAYO SAMAR ANN                | 5/1/2014   | <a href="#">D214089301</a> | 0000000     | 0000000   |
| BENSON WILLIAM B                  | 1/26/2009  | 000000000000000            | 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   | 000000000000000            | 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 | \$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.