



**Address:** [7501 WOODED ACRES TR](#)  
**City:** TARRANT COUNTY  
**Georeference:** 17899K-1-24  
**Subdivision:** HIDDEN LAKES ADDITION  
**Neighborhood Code:** 1A030Q

**Latitude:** 32.5664135106  
**Longitude:** -97.206415022  
**TAD Map:** 2090-324  
**MAPSCO:** TAR-122T



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 24

**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:** 2001

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 5/1/2025

**Notice Value:** \$812,783

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

**Site Number:** 07757603

**Site Name:** HIDDEN LAKES ADDITION-1-24

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,761

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 43,690

**Land Acres<sup>\*</sup>:** 1.0030

**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:**

NICKOLAS JAMES D  
NICKOLAS SHELLEY A

**Primary Owner Address:**

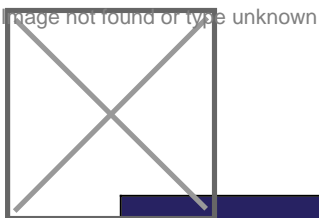
7501 WOODED ACRES TRL  
MANSFIELD, TX 76063

**Deed Date:** 3/23/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218061622](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
JONES JASON D;JONES LORI A	7/3/2014	<a href="#">D214144850</a>	0000000	0000000
PALENCIA DON;PALENCIA LISA	10/22/2010	<a href="#">D210264284</a>	0000000	0000000
SIRVA RELOCATION CREDIT LLC	10/21/2010	<a href="#">D210264283</a>	0000000	0000000
MANIRE LADONA;MANIRE SCOTT	7/18/2001	00150340000083	0015034	0000083
REGAL DEVELOPMENT INC	1/1/2001	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	\$717,633	\$95,150	\$812,783	\$698,602
2024	\$717,633	\$95,150	\$812,783	\$635,093
2023	\$641,033	\$95,120	\$736,153	\$577,357
2022	\$464,810	\$60,060	\$524,870	\$524,870
2021	\$467,038	\$60,060	\$527,098	\$527,098
2020	\$453,509	\$60,060	\$513,569	\$513,569

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)
- DISABLED VET 100 PCT 11.131

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.