



**Address:** [5 FOUNTAIN CT](#)  
**City:** MANSFIELD  
**Georeference:** 44714G-1-7  
**Subdivision:** VILLAGES AT SPRING LAKE, THE  
**Neighborhood Code:** 1M600D

**Latitude:** 32.5626984401  
**Longitude:** -97.064763436  
**TAD Map:** 2132-324  
**MAPSCO:** TAR-126T



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** VILLAGES AT SPRING LAKE,  
THE Block 1 Lot 7

**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:** CHANDLER CROUCH (11730)

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

**Site Number:** 07891679

**Site Name:** VILLAGES AT SPRING LAKE, THE-1-7

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,518

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 11,682

**Land Acres<sup>\*</sup>:** 0.2681

**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:**

MELTON RODNEY

MELTON TIFFANY

**Primary Owner Address:**

5 FOUNTAIN CT  
MANSFIELD, TX 76063-5550

**Deed Date:** 3/16/2012

**Deed Volume:** 00000000

**Deed Page:** 00000000

**Instrument:** [D212067418](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GRISHAM JAY;GRISHAM STEPHANIE	9/28/2006	<a href="#">D206325157</a>	0000000	0000000
RUMPH DAVID M;RUMPH JOAN C	3/12/2004	<a href="#">D204078365</a>	0000000	0000000
SUTTER HOMES INC	12/21/2001	00153540000048	0015354	0000048
SPRING LAKE PARTNERS LTD	1/1/2001	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	\$269,383	\$80,000	\$349,383	\$349,383
2024	\$269,383	\$80,000	\$349,383	\$349,383
2023	\$300,489	\$80,000	\$380,489	\$342,346
2022	\$275,965	\$60,000	\$335,965	\$311,224
2021	\$223,917	\$60,000	\$283,917	\$282,931
2020	\$197,210	\$60,000	\$257,210	\$257,210

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.