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**Address:** [12 MONTICELLO CT](#)  
**City:** MANSFIELD  
**Georeference:** 44714G-1-13  
**Subdivision:** VILLAGES AT SPRING LAKE, THE  
**Neighborhood Code:** 1M600D

**Latitude:** 32.5628643922  
**Longitude:** -97.0632679123  
**TAD Map:** 2132-324  
**MAPSCO:** TAR-126T



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

## PROPERTY DATA

**Legal Description:** VILLAGES AT SPRING LAKE,  
THE Block 1 Lot 13

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2003

**Personal Property Account:** N/A

**Agent:** OCONNOR & ASSOCIATES (00436)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$354,081

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

**Site Number:** 07891725

**Site Name:** VILLAGES AT SPRING LAKE, THE-1-13

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,206

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,331

**Land Acres<sup>\*</sup>:** 0.2142

**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:**

TAYLOR BRYAN H  
TAYLOR SUSAN

**Primary Owner Address:**

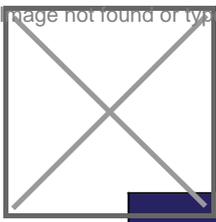
12 MONTICELLO CT  
MANSFIELD, TX 76063-5547

**Deed Date:** 10/31/2003

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D203410096](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
LEGACY/MONTEREY HOMES LP	10/30/2003	<a href="#">D203410094</a>	0000000	0000000
MTH-HOMES TEXAS LP	12/18/2002	00162410000183	0016241	0000183
SPRING LAKE PARTNERS LTD	5/17/2002	00000000000000	0000000	0000000
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	\$238,673	\$80,000	\$318,673	\$318,673
2024	\$274,081	\$80,000	\$354,081	\$332,351
2023	\$281,271	\$80,000	\$361,271	\$302,137
2022	\$258,286	\$60,000	\$318,286	\$274,670
2021	\$209,517	\$60,000	\$269,517	\$249,700
2020	\$167,000	\$60,000	\$227,000	\$227,000

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.