



Address: [10 MONTICELLO CT](#)
City: MANSFIELD
Georeference: 44714G-1-15
Subdivision: VILLAGES AT SPRING LAKE, THE
Neighborhood Code: 1M600D

Latitude: 32.5632314234
Longitude: -97.0632544356
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 15

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: None

Notice Sent Date: 4/15/2025

Notice Value: \$510,608

Protest Deadline Date: 5/24/2024

Site Number: 07891741

Site Name: VILLAGES AT SPRING LAKE, THE-1-15

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,633

Percent Complete: 100%

Land Sqft^{*}: 8,125

Land Acres^{*}: 0.1865

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:

LANDTRAN PROPERTY INC

Primary Owner Address:

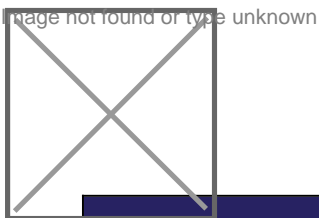
3035 HIDEAWAY DR
GRAND PRAIRIE, TX 75052

Deed Date: 2/14/2025

Deed Volume:

Deed Page:

Instrument: [D225028083](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
OHANA WAIWAI LLC	2/14/2025	D225027963		
HOPKINS LAWRENCE EDWARDS	5/26/2021	D221160142		
HOPKINS LAWRENCE EDWARDS	5/1/2019	D219104364		
HOPKINS LAWRENCE E;HOPKINS SHERI	7/17/2003	D203263177	0016958	0000027
LEGACY MONTERREY HOMES LP	2/24/2003	00164440000052	0016444	0000052
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 ⁺
2025	\$430,608	\$80,000	\$510,608	\$510,608
2024	\$430,608	\$80,000	\$510,608	\$487,619
2023	\$413,045	\$80,000	\$493,045	\$443,290
2022	\$378,861	\$60,000	\$438,861	\$402,991
2021	\$306,355	\$60,000	\$366,355	\$366,355
2020	\$282,917	\$60,000	\$342,917	\$342,917

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.