



Address: [103 ADDISON DR](#)
City: MANSFIELD
Georeference: 44714G-9-28
Subdivision: VILLAGES AT SPRING LAKE, THE
Neighborhood Code: 1M600D

Latitude: 32.562118848
Longitude: -97.0587863714
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 9 Lot 28

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

Protest Deadline Date: 5/24/2024

Site Number: 07894775

Site Name: VILLAGES AT SPRING LAKE, THE-9-28

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,533

Percent Complete: 100%

Land Sqft^{*}: 8,248

Land Acres^{*}: 0.1893

Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

RUVALCABA RENE
RUVALCABA KARLA CARREON

Primary Owner Address:

103 ADDISON DR
MANSFIELD, TX 76063

Deed Date: 8/28/2017

Deed Volume:

Deed Page:

Instrument: [D217199362](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
VALENCIA ADRIANA;VALENCIA SAL	5/30/2006	D206184865	0000000	0000000
NATIONAL CITY BANK OF INDIANA	1/3/2006	D206009284	0000000	0000000
FLANIGAN REBECCA;FLANIGAN WM	11/27/2002	00161920000015	0016192	0000015
FIRST TEXAS HOMES INC	7/16/2002	00158490000457	0015849	0000457
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	\$437,950	\$80,000	\$517,950	\$517,950
2024	\$437,950	\$80,000	\$517,950	\$517,950
2023	\$420,930	\$80,000	\$500,930	\$500,930
2022	\$382,792	\$60,000	\$442,792	\$442,792
2021	\$312,487	\$60,000	\$372,487	\$372,487
2020	\$289,767	\$60,000	\$349,767	\$349,767

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

There are no exemptions for this property

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.