



Address: [1300 THISTLE LN](#)
City: MANSFIELD
Georeference: 24368-11-9
Subdivision: LOWE'S FARM ADDITION
Neighborhood Code: 1M090B

Latitude: 32.5842499578
Longitude: -97.066651932
TAD Map: 2132-332
MAPSCO: TAR-126K



Google Map or type unknown

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

PROPERTY DATA

Legal Description: LOWE'S FARM ADDITION Block
11 Lot 9

Jurisdictions:

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

State Code: A

Year Built: 2005

Personal Property Account: N/A

Agent: OOWNWELL INC (12140)

Notice Sent Date: 4/15/2025

Notice Value: \$433,122

Protest Deadline Date: 5/24/2024

Site Number: 07921276

Site Name: LOWE'S FARM ADDITION-11-9

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,784

Percent Complete: 100%

Land Sqft^{*}: 8,932

Land Acres^{*}: 0.2050

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:

RUTLAND SYDNEA

Primary Owner Address:

1300 THISTLE LN
MANSFIELD, TX 76063-5597

Deed Date: 6/5/2017

Deed Volume:

Deed Page:

Instrument: [D217129048](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SMITH CHAUNVA LONIQUE	7/2/2009	D209182670	0000000	0000000
HARTY CHAUNVA	5/26/2005	D205154406	0000000	0000000
PAUL TAYLOR HOMES LIMITED	7/17/2004	D204221260	0000000	0000000
LOWE'S FARM PRTNRS #1 LTD	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 ⁺
2025	\$363,122	\$70,000	\$433,122	\$433,122
2024	\$363,122	\$70,000	\$433,122	\$423,095
2023	\$391,550	\$70,000	\$461,550	\$384,632
2022	\$289,665	\$60,000	\$349,665	\$349,665
2021	\$260,478	\$60,000	\$320,478	\$320,478
2020	\$239,754	\$60,000	\$299,754	\$299,754

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.