



Address: [1307 ROSEBRIAR LN](#)
City: MANSFIELD
Georeference: 24368-13-12
Subdivision: LOWE'S FARM ADDITION
Neighborhood Code: 1M090B

Latitude: 32.5842283429
Longitude: -97.0683124992
TAD Map: 2132-332
MAPSCO: TAR-126J



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
13 Lot 12

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: \$480,563

Protest Deadline Date: 5/24/2024

Site Number: 07921632

Site Name: LOWE'S FARM ADDITION-13-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,237

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:

TRAN KHANH BAO
PHAM WENDY UYEN

Primary Owner Address:

1307 ROSEBRIAR LN
MANSFIELD, TX 76063

Deed Date: 5/8/2024

Deed Volume:

Deed Page:

Instrument: [D224082204](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SKILLERN HIRMMMA;SKILLERN TROY	5/19/2008	D208197182	0000000	0000000
US BANK NATIONAL ASSOC	2/5/2008	D208052017	0000000	0000000
SMITH ELOISE;SMITH JOHN	3/30/2006	D206175315	0000000	0000000
NEWTON CHARLES P	12/22/2003	D203473400	0000000	0000000
MHI PARTNERSHIP LTD	4/14/2003	00166010000225	0016601	0000225
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	\$410,563	\$70,000	\$480,563	\$480,563
2024	\$410,563	\$70,000	\$480,563	\$469,106
2023	\$442,671	\$70,000	\$512,671	\$426,460
2022	\$327,691	\$60,000	\$387,691	\$387,691
2021	\$294,764	\$60,000	\$354,764	\$354,764
2020	\$283,928	\$60,000	\$343,928	\$343,928

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.