



**Address:** [1313 ROSEBRIAR LN](#)  
**City:** MANSFIELD  
**Georeference:** 24368-13-15  
**Subdivision:** LOWE'S FARM ADDITION  
**Neighborhood Code:** 1M090B

**Latitude:** 32.5847796769  
**Longitude:** -97.0686845332  
**TAD Map:** 2132-332  
**MAPSCO:** TAR-126E



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 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

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

**Site Number:** 07921667

**Site Name:** LOWE'S FARM ADDITION-13-15

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,198

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,932

**Land Acres<sup>\*</sup>:** 0.2050

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

CRAWFORD MONICA  
CRAWFORD RODNEY J

**Primary Owner Address:**

1313 ROSEBRIAR  
MANSFIELD, TX 76063

**Deed Date:** 6/26/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220151599](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NATIONAL TRANSFER SERVICES LLC	5/26/2020	<a href="#">D220151598</a>		
SPRUYT ERIKA D;SPRUYT JOHN THOMAS	5/10/2019	<a href="#">D219101412</a>		
DILLARD THOMAS C JR	8/7/2007	<a href="#">D207313507</a>	0000000	0000000
U S BANK NATIONAL ASSOC	9/5/2006	<a href="#">D206408700</a>	0000000	0000000
JACKSON EVELYN;JACKSON MICHAEL	11/22/2004	<a href="#">D204371955</a>	0000000	0000000
BUESCHER INTEREST LP	1/31/2003	00163930000292	0016393	0000292
LOWE'S FARM PRTNRS #1 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	\$398,498	\$70,000	\$468,498	\$468,498
2024	\$398,498	\$70,000	\$468,498	\$468,498
2023	\$430,210	\$70,000	\$500,210	\$500,210
2022	\$316,479	\$60,000	\$376,479	\$376,479
2021	\$283,884	\$60,000	\$343,884	\$343,884
2020	\$273,134	\$60,000	\$333,134	\$333,134

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.