



**Address:** [2216 CANTERBURY DR](#)  
**City:** MANSFIELD  
**Georeference:** 22716C-6-11  
**Subdivision:** KINGS MILL ADDITION  
**Neighborhood Code:** 1M080F

**Latitude:** 32.5896581934  
**Longitude:** -97.1020817907  
**TAD Map:** 2120-332  
**MAPSCO:** TAR-125F



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** KINGS MILL ADDITION Block 6  
Lot 11

**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:** OCONNOR & ASSOCIATES (00436)

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

**Site Number:** 40018911

**Site Name:** KINGS MILL ADDITION-6-11

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,679

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,301

**Land Acres<sup>\*</sup>:** 0.2364

**Pool:** Y

<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:**

HALL NANCY E

**Primary Owner Address:**

2216 CANTERBURY DR  
MANSFIELD, TX 76063

**Deed Date:** 2/4/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222058779](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HALL NANCY E;KARPMAN DANIEL	2/17/2015	<a href="#">D215034126</a>		
HAWKINS AMY;HAWKINS MATTHEW	10/19/2006	<a href="#">D206333449</a>	0000000	0000000
MANDALAY HOMES INC	5/25/2005	<a href="#">D205154884</a>	0000000	0000000
WINGARD BUILDERS INC	3/12/2002	00155700000357	0015570	0000357
KINGS MILL ARLINGTON LP	1/1/2002	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	\$444,574	\$110,000	\$554,574	\$554,574
2024	\$506,193	\$110,000	\$616,193	\$616,193
2023	\$522,000	\$110,000	\$632,000	\$577,500
2022	\$425,000	\$100,000	\$525,000	\$525,000
2021	\$425,000	\$100,000	\$525,000	\$525,000
2020	\$377,942	\$100,000	\$477,942	\$477,942

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.