



**Address:** [105 CHASE OAKS CT](#)  
**City:** MANSFIELD  
**Georeference:** 44733H-1-16  
**Subdivision:** VISTA NATIONAL ADDITION  
**Neighborhood Code:** 1M600B

**Latitude:** 32.5628547224  
**Longitude:** -97.0699656006  
**TAD Map:** 2132-324  
**MAPSCO:** TAR-126S



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** VISTA NATIONAL ADDITION  
Block 1 Lot 16

**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

**Notice Sent Date:** 5/1/2025

**Notice Value:** \$521,131

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

**Site Number:** 40019209

**Site Name:** VISTA NATIONAL ADDITION-1-16

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,848

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 14,382

**Land Acres<sup>\*</sup>:** 0.3301

**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:**

CANNON RALPH J  
CANNON RUTH E

**Primary Owner Address:**

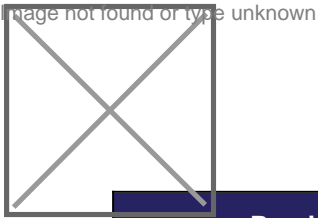
105 CHASE OAKS CT  
MANSFIELD, TX 76063-3453

**Deed Date:** 4/18/2003

**Deed Volume:** 0016614

**Deed Page:** 0000311

**Instrument:** 00166140000311



Previous Owners	Date	Instrument	Deed Volume	Deed Page
STEVE HAWKINS CUST HOMES INC	9/27/2002	00160650000347	0016065	0000347
FOX RUN PARTNERS LP	1/1/2002	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 <sup>+</sup>
2025	\$344,335	\$127,500	\$471,835	\$471,835
2024	\$393,631	\$127,500	\$521,131	\$463,784
2023	\$395,527	\$127,500	\$523,027	\$421,622
2022	\$336,272	\$97,500	\$433,772	\$383,293
2021	\$250,948	\$97,500	\$348,448	\$348,448
2020	\$250,948	\$97,500	\$348,448	\$348,448

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.