

Tarrant Appraisal District Property Information | PDF

Account Number: 40109240

Address: 2609 CHEROKEE CT

City: MANSFIELD

Georeference: 42438D-1-26 Subdivision: TRAILS, THE Neighborhood Code: 1M080E **Latitude:** 32.6018994985 **Longitude:** -97.1338991104

TAD Map: 2108-340 **MAPSCO:** TAR-110X



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

PROPERTY DATA

Legal Description: TRAILS, THE Block 1 Lot 26

Jurisdictions:

CITY OF MANSFIELD (017) TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225)

MANSFIELD ISD (908)

State Code: A Year Built: 2004

Personal Property Account: N/A
Agent: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/24/2024

Site Number: 40109240

Site Name: TRAILS, THE-1-26

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 2,319
Percent Complete: 100%

Land Sqft*: 7,918 Land Acres*: 0.1817

Pool: N

+++ Rounded.

OWNER INFORMATION

Current Owner: Deed Date: 6/17/2019
BARKER JANA
Deed Volume:

Primary Owner Address:

2609 CHEROKEE CT

Deed Volume:

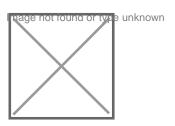
Deed Page:

MANSFIELD, TX 76063 Instrument: D219133756

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PRESSLEY ANN MARIE;RAINES GARY	8/16/2016	D216187960		
PRESSLEY ANN MARIE	12/15/2004	D204392737	0000000	0000000
CONTINENTAL HOMES OF TEXAS LP	6/9/2004	D204190011	0000000	0000000
MANSFIELD TRAILS LTD	1/1/2002	00000000000000	0000000	0000000

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^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



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	\$279,628	\$65,000	\$344,628	\$344,628
2024	\$279,628	\$65,000	\$344,628	\$344,628
2023	\$277,120	\$65,000	\$342,120	\$342,120
2022	\$286,936	\$55,000	\$341,936	\$328,886
2021	\$246,454	\$55,000	\$301,454	\$298,987
2020	\$216,806	\$55,000	\$271,806	\$271,806

Pending indicates that the property record has not yet been completed for the indicated tax year.

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.

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⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.