



**Address:** [3212 ABBEY RD](#)  
**City:** MANSFIELD  
**Georeference:** 40626G-1-10  
**Subdivision:** STRAWBERRY FIELDS - MANSFIELD  
**Neighborhood Code:** 1M080I

**Latitude:** 32.5818176263  
**Longitude:** -97.0881172242  
**TAD Map:** 2126-332  
**MAPSCO:** TAR-125L



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** STRAWBERRY FIELDS -  
MANSFIELD Block 1 Lot 10

**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:** None

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

**Site Number:** 40320707

**Site Name:** STRAWBERRY FIELDS - MANSFIELD-1-10

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,845

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 12,150

**Land Acres<sup>\*</sup>:** 0.2789

**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:**

CATLOW JAMES H

BIRD ANNE E

**Primary Owner Address:**

3212 ABBEY RD  
MANSFIELD, TX 76063-5477

**Deed Date:** 6/14/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221239618](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CATLOW JAMES H	6/2/2021	<a href="#">D221159508</a>		
CHARLES DANA M;CHARLES DARIN	6/5/2015	<a href="#">D215122838</a>		
STEVENS GARY W;STEVENS TINA M	8/30/2005	<a href="#">D205264511</a>	0000000	0000000
SILVER NAIL CUSTOM HOMES INC	4/12/2005	<a href="#">D205142038</a>	0000000	0000000
STRAWBERRY PARTNERS LP	1/1/2003	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	\$700,682	\$150,000	\$850,682	\$850,682
2024	\$700,682	\$150,000	\$850,682	\$850,682
2023	\$966,996	\$150,000	\$1,116,996	\$833,536
2022	\$607,760	\$150,000	\$757,760	\$757,760
2021	\$525,000	\$150,000	\$675,000	\$675,000
2020	\$525,000	\$150,000	\$675,000	\$675,000

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.