



**Address:** [7200 HINTON DR](#)  
**City:** TARRANT COUNTY  
**Georeference:** 6078A-B-1  
**Subdivision:** CABOT ESTATES  
**Neighborhood Code:** 1A030P

**Latitude:** 32.563906733  
**Longitude:** -97.1990822167  
**TAD Map:** 2090-324  
**MAPSCO:** TAR-122U



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** CABOT ESTATES Block B Lot 1

**Jurisdictions:**

TARRANT COUNTY (220)  
EMERGENCY SVCS DIST #1 (222)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
MANSFIELD ISD (908)

**State Code:** A

**Year Built:** 2006

**Personal Property Account:** N/A

**Agent:** OCONNOR & ASSOCIATES (00436)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$754,622

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

**Site Number:** 40540162  
**Site Name:** CABOT ESTATES-B-1  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 4,035  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 43,560  
**Land Acres<sup>\*</sup>:** 1.0000  
**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:**

GENGO THOMAS III  
GENGO TAMMIE

**Primary Owner Address:**

7200 HINTON DR  
MANSFIELD, TX 76063-4614

**Deed Date:** 12/1/2005  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D205375210](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GENGO TAMMIE;GENGO THOMAS III	12/1/2005	<a href="#">D205375207</a>	0000000	0000000
CABOT ESTATES LLC	3/3/2005	<a href="#">D206004737</a>	0000000	0000000
CABOT CAPITAL CORP TRUSTEE	1/1/2004	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	\$629,437	\$95,000	\$724,437	\$695,448
2024	\$659,622	\$95,000	\$754,622	\$632,225
2023	\$654,000	\$95,000	\$749,000	\$574,750
2022	\$555,476	\$60,000	\$615,476	\$522,500
2021	\$415,000	\$60,000	\$475,000	\$475,000
2020	\$415,000	\$60,000	\$475,000	\$475,000

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.