



Address: [7340 CABOT ESTATES DR](#)
City: TARRANT COUNTY
Georeference: 6078A-E-2
Subdivision: CABOT ESTATES
Neighborhood Code: 1A030P

Latitude: 32.5655100945
Longitude: -97.2031013569
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 E Lot 2

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: None

Notice Sent Date: 4/15/2025

Notice Value: \$837,494

Protest Deadline Date: 5/24/2024

Site Number: 40540553

Site Name: CABOT ESTATES-E-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,911

Percent Complete: 100%

Land Sqft^{*}: 45,738

Land Acres^{*}: 1.0500

Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

KERR ERIC W
KERR ANNETTE M

Primary Owner Address:

7340 CABOT ESTATES DR
MANSFIELD, TX 76063

Deed Date: 4/28/2021

Deed Volume:

Deed Page:

Instrument: [D221118822](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DAYTON CATHRINE ROCHELL	7/10/2014	D214152526	0000000	0000000
DAYTON THOMAS L	7/12/2006	D206218795	0000000	0000000
KAZOR CUSTOM HOMES LP	6/22/2005	D205185920	0000000	0000000
CABOT ESTATES LLC	3/3/2005	D206004737	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 ⁺
2025	\$739,994	\$97,500	\$837,494	\$837,494
2024	\$739,994	\$97,500	\$837,494	\$788,046
2023	\$738,491	\$97,000	\$835,491	\$716,405
2022	\$590,277	\$61,000	\$651,277	\$651,277
2021	\$477,707	\$61,000	\$538,707	\$538,707
2020	\$431,561	\$61,000	\$492,561	\$492,561

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)
- DISABLED VET 100 PCT 11.131 - T&P

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.