



Address: [7301 GRANVILLE DR](#)
City: TARRANT COUNTY
Georeference: 6078A-E-12
Subdivision: CABOT ESTATES
Neighborhood Code: 1A030P

Latitude: 32.5668504349
Longitude: -97.1997781338
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 12

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: CHANDLER CROUCH (11730)

Notice Sent Date: 4/15/2025

Notice Value: \$552,398

Protest Deadline Date: 5/24/2024

Site Number: 40540677

Site Name: CABOT ESTATES-E-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,486

Percent Complete: 100%

Land Sqft^{*}: 43,560

Land Acres^{*}: 1.0000

Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

LANDRUM DAVID
LANDRUM DANA

Primary Owner Address:

7301 GRANVILLE DR
MANSFIELD, TX 76063-4647

Deed Date: 3/25/2009

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D209092117](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NGUYEN TUYEN X	3/20/2007	D207126418	0000000	0000000
HENSON HOMES INC	6/22/2006	D206218830	0000000	0000000
ARVADA SQUARE ASSOCIATES	12/9/2005	D205379710	0000000	0000000
7ABOT 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	\$457,398	\$95,000	\$552,398	\$552,398
2024	\$457,398	\$95,000	\$552,398	\$544,500
2023	\$557,963	\$95,000	\$652,963	\$495,000
2022	\$390,000	\$60,000	\$450,000	\$450,000
2021	\$390,000	\$60,000	\$450,000	\$447,417
2020	\$346,743	\$60,000	\$406,743	\$406,743

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.