



**Address:** [321 S QUEENS CT](#)  
**City:** MANSFIELD  
**Georeference:** 6137-1-12R2A  
**Subdivision:** CAMBRIC PARK  
**Neighborhood Code:** A1S010N

**Latitude:** 32.5602963669  
**Longitude:** -97.1255673039  
**TAD Map:** 2114-324  
**MAPSCO:** TAR-124U



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** CAMBRIC PARK Block 1 Lot 12R2A

**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:** 41021061

**Site Name:** CAMBRIC PARK-1-12R2A

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,176

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 4,433

**Land Acres<sup>\*</sup>:** 0.1017

**Pool:** N

<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:**

OCHICHI KELVIN W

**Primary Owner Address:**

217 TIMBERLINE DR  
MIDLOTHIAN, TX 76065

**Deed Date:** 7/19/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222184372](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
EAGLE'S GATE INVESTMENTS LLC	3/27/2008	<a href="#">D208122186</a>	0000000	0000000
US BANK NATIONAL ASSOC	11/6/2007	<a href="#">D207406814</a>	0000000	0000000
JOGIE KENNETH	7/27/2005	<a href="#">D205227678</a>	0000000	0000000
HOLLY'S CREATIVE PROPERTIES	1/1/2005	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	\$180,745	\$10,000	\$190,745	\$190,745
2024	\$180,745	\$10,000	\$190,745	\$190,745
2023	\$181,603	\$10,000	\$191,603	\$191,603
2022	\$179,625	\$10,000	\$189,625	\$189,625
2021	\$113,981	\$10,000	\$123,981	\$123,981
2020	\$117,716	\$10,000	\$127,716	\$127,716

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

There are no exemptions for this property

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.