



**Address:** [1103 KILLIAN DR](#)  
**City:** MANSFIELD  
**Georeference:** 47578-7-2  
**Subdivision:** WOODLAND ESTATES  
**Neighborhood Code:** 1M900D

**Latitude:** 32.6016692895  
**Longitude:** -97.1614846867  
**TAD Map:** 2102-340  
**MAPSCO:** TAR-109Y



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** WOODLAND ESTATES Block 7  
Lot 2

**Jurisdictions:**

CITY OF MANSFIELD (017)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
MANSFIELD ISD (908)

**State Code:** A

**Year Built:** 2010

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 5/1/2025

**Notice Value:** \$454,934

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

**Site Number:** 41033426

**Site Name:** WOODLAND ESTATES-7-2

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,252

**Percent Complete:** 100%

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

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

**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:**

SEAMAN JOHN W III  
SEAMAN MINDY

**Primary Owner Address:**

1103 KILLIAN DR  
MANSFIELD, TX 76063

**Deed Date:** 11/9/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219264710](#)

| Previous Owners                | Date       | Instrument                 | Deed Volume | Deed Page |
|--------------------------------|------------|----------------------------|-------------|-----------|
| SEAMAN JOHN W III;SEAMAN MINDY | 2/24/2011  | <a href="#">D211046614</a> | 0000000     | 0000000   |
| BLOOMFIELD HOMES LP            | 1/1/2010   | <a href="#">D210020350</a> | 0000000     | 0000000   |
| RH OF TEXAS LP                 | 12/31/2009 | <a href="#">D210002149</a> | 0000000     | 0000000   |
| ARCADIA LAND PARTNERS 29 LTD   | 1/1/2006   | 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 | \$409,934          | \$45,000    | \$454,934    | \$445,030                    |
| 2024 | \$409,934          | \$45,000    | \$454,934    | \$404,573                    |
| 2023 | \$382,059          | \$45,000    | \$427,059    | \$367,794                    |
| 2022 | \$289,358          | \$45,000    | \$334,358    | \$334,358                    |
| 2021 | \$276,453          | \$45,000    | \$321,453    | \$321,453                    |
| 2020 | \$277,717          | \$45,000    | \$322,717    | \$322,717                    |

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.