



Address: [900 TREMONT ST](#)
City: MANSFIELD
Georeference: 47578-9-31
Subdivision: WOODLAND ESTATES
Neighborhood Code: 1M900D

Latitude: 32.6030359364
Longitude: -97.1570056376
TAD Map: 2102-340
MAPSCO: TAR-109Z



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WOODLAND ESTATES Block 9
Lot 31

Jurisdictions:

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

State Code: A

Year Built: 2008

Personal Property Account: N/A

Agent: None

Notice Sent Date: 5/1/2025

Notice Value: \$453,000

Protest Deadline Date: 6/2/2025

Site Number: 41034074

Site Name: WOODLAND ESTATES-9-31

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,419

Percent Complete: 100%

Land Sqft^{*}: 13,792

Land Acres^{*}: 0.3166

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:

DUNCAN PAUL M
DUNCAN JAN M

Primary Owner Address:

900 TREMONT ST
MANSFIELD, TX 76063-6071

Deed Date: 8/28/2015

Deed Volume:

Deed Page:

Instrument: [D215198370](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JINKS ANDRIA;JINKS JEROMY	8/28/2013	D213236307	0000000	0000000
KRAJCIROVIC;KRAJCIROVIC JENNIFER	11/13/2008	D208433642	0000000	0000000
RH OF TEXAS LP	6/27/2008	D208256259	0000000	0000000
ARCADIA LAND PARTNERS 29 LTD	1/1/2006	00000000000000	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	\$375,000	\$45,000	\$420,000	\$420,000
2024	\$408,000	\$45,000	\$453,000	\$408,407
2023	\$387,707	\$45,000	\$432,707	\$371,279
2022	\$293,358	\$45,000	\$338,358	\$337,526
2021	\$261,842	\$45,000	\$306,842	\$306,842
2020	\$261,842	\$45,000	\$306,842	\$306,842

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.