



Address: [1004 KILLIAN DR](#)
City: MANSFIELD
Georeference: 47578-11-15
Subdivision: WOODLAND ESTATES
Neighborhood Code: 1M900D

Latitude: 32.6021603498
Longitude: -97.160090213
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 11
Lot 15

Jurisdictions:

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

State Code: A

Year Built: 2011

Personal Property Account: N/A

Agent: None

Notice Sent Date: 5/1/2025

Notice Value: \$590,341

Protest Deadline Date: 5/24/2024

Site Number: 41034740

Site Name: WOODLAND ESTATES-11-15

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,019

Percent Complete: 100%

Land Sqft^{*}: 12,150

Land Acres^{*}: 0.2789

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:

SANCHEZ MANUEL A
SANCHEZ ADRIANA J

Primary Owner Address:

1004 KILLIAN DR
MANSFIELD, TX 76063

Deed Date: 6/16/2020

Deed Volume:

Deed Page:

Instrument: [D220173093](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SPH PROPERTY ONE LLC	1/9/2020	D220006104		
MCKINNEY DUSTIN	12/2/2013	D213308491	0000000	0000000
BAZE REBECCA;BAZE TERRY	4/29/2011	D211104197	0000000	0000000
BLOOMFIELD HOMES LP	1/1/2010	D210020350	0000000	0000000
RH OF TX LIMITED PARTNERSHIP	4/1/2009	D209130580	0000000	0000000
ARCADIA LAND PARTNERS 29 LTD	1/1/2006	0000000000000000	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	\$545,341	\$45,000	\$590,341	\$571,350
2024	\$545,341	\$45,000	\$590,341	\$519,409
2023	\$510,412	\$45,000	\$555,412	\$472,190
2022	\$384,264	\$45,000	\$429,264	\$429,264
2021	\$368,095	\$45,000	\$413,095	\$413,095
2020	\$307,000	\$45,000	\$352,000	\$352,000

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.