



Address: [900 KILLIAN DR](#)
City: MANSFIELD
Georeference: 47578-11-24
Subdivision: WOODLAND ESTATES
Neighborhood Code: 1M900D

Latitude: 32.6021454068
Longitude: -97.1574008084
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 11
Lot 24

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: 4/15/2025

Notice Value: \$667,473

Protest Deadline Date: 5/24/2024

Site Number: 41034848

Site Name: WOODLAND ESTATES-11-24

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,622

Percent Complete: 100%

Land Sqft^{*}: 16,129

Land Acres^{*}: 0.3702

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:

KENDRICKS J A II
KENDRICKS JENNIFE

Primary Owner Address:

900 KILLIAN DR
MANSFIELD, TX 76063-6027

Deed Date: 9/25/2013

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D213253922](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LIND HEATHER;LIND WILLIAM L	12/1/2011	D211291217	0000000	0000000
COLEY TROY RICHARD	1/30/2009	D209047212	0000000	0000000
MERCEDES HOMES OF TEXAS LTD	4/15/2008	D208145416	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 ⁺
2025	\$585,000	\$45,000	\$630,000	\$606,936
2024	\$622,473	\$45,000	\$667,473	\$551,760
2023	\$581,850	\$45,000	\$626,850	\$501,600
2022	\$436,738	\$45,000	\$481,738	\$456,000
2021	\$369,545	\$45,000	\$414,545	\$414,545
2020	\$369,545	\$45,000	\$414,545	\$414,545

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.