



**Address:** [1428 RAVENWOOD DR](#)  
**City:** MANSFIELD  
**Georeference:** 47578-3-11A  
**Subdivision:** WOODLAND ESTATES  
**Neighborhood Code:** A1S010L

**Latitude:** 32.5992943391  
**Longitude:** -97.1683922499  
**TAD Map:** 2102-336  
**MAPSCO:** TAR-123B



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** WOODLAND ESTATES Block 3  
Lot 11A  
**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:** RESOLUTE PROPERTY TAX SOLUTION (00988)  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 41036069  
**Site Name:** WOODLAND ESTATES-3-11A  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,205  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 3,900  
**Land Acres<sup>\*</sup>:** 0.0895  
**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:**  
FITZPATRICK SHAUN  
FITZPATRICK MELISSA  
**Primary Owner Address:**  
2203 HIGHSTONE CT  
LEAGUE CITY, TX 77573  
**Deed Date:** 8/16/2010  
**Deed Volume:** 00000000  
**Deed Page:** 00000000  
**Instrument:** [D210203671](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
VALUE BUILDERS INC	3/30/2010	<a href="#">D210075880</a>	00000000	00000000
ARCADIA LAND PARTNERS 29 LTD	1/1/2006	0000000000000000	00000000	00000000



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	\$166,070	\$40,000	\$206,070	\$206,070
2024	\$211,000	\$40,000	\$251,000	\$251,000
2023	\$213,699	\$40,000	\$253,699	\$253,699
2022	\$182,746	\$25,000	\$207,746	\$207,746
2021	\$154,000	\$25,000	\$179,000	\$179,000
2020	\$124,500	\$25,000	\$149,500	\$149,500

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.