



**Address:** [1307 RAVENWOOD DR](#)  
**City:** MANSFIELD  
**Georeference:** 47578-5-4A  
**Subdivision:** WOODLAND ESTATES  
**Neighborhood Code:** A1S010L

**Latitude:** 32.5965386237  
**Longitude:** -97.1667708175  
**TAD Map:** 2102-336  
**MAPSCO:** TAR-123C



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** WOODLAND ESTATES Block 5  
Lot 4A

**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:** \$261,634

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

**Site Number:** 41036670

**Site Name:** WOODLAND ESTATES-5-4A

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,200

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 3,825

**Land Acres<sup>\*</sup>:** 0.0878

**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:**

SERIES RAVENWOOD A SUB-SERIES OF ELITE TNT PROPERTIES LLC

**Primary Owner Address:**

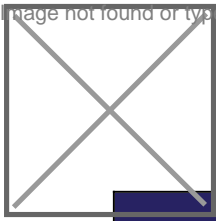
PO BOX 151804  
ARLINGTON, TX 76015

**Deed Date:** 6/7/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224107130](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
NGUYEN TOM T;NGUYEN TRANG M	4/29/2015	<a href="#">D215093879</a>		
LEUNG CHUCK;LEUNG MAGGIE	6/25/2008	<a href="#">D208265335</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	\$221,634	\$40,000	\$261,634	\$261,634
2024	\$221,634	\$40,000	\$261,634	\$261,634
2023	\$229,439	\$40,000	\$269,439	\$269,439
2022	\$180,008	\$25,000	\$205,008	\$205,008
2021	\$156,451	\$25,000	\$181,451	\$181,451
2020	\$124,027	\$25,000	\$149,027	\$149,027

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.