



Address: [216 ADVENTUS CT](#)
City: MANSFIELD
Georeference: 47309N-1-15
Subdivision: WINDMERE ESTATES ADDITION
Neighborhood Code: 1M900C

Latitude: 32.5964397405
Longitude: -97.1697586124
TAD Map: 2096-336
MAPSCO: TAR-123B



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WINDMERE ESTATES
ADDITION Block 1 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: 2012

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/24/2024

Site Number: 41120582

Site Name: WINDMERE ESTATES ADDITION-1-15

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,194

Percent Complete: 100%

Land Sqft^{*}: 12,003

Land Acres^{*}: 0.2755

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:

SIVONG CHINDA
SIVONG XAYPHAENG

Primary Owner Address:

216 ADVENTUS CT
MANSFIELD, TX 76063

Deed Date: 10/16/2017

Deed Volume:

Deed Page:

Instrument: [D217241822](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NATIONAL TRANSFER SERVICES	8/8/2017	D217241821		
CONN MELANIE;CONN TIMOTHY E	4/23/2013	D213103644	0000000	0000000
BBL INTEREST LLC	10/16/2012	D212259202	0000000	0000000
ADVENTUS ENTERPRISES LLC	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	\$361,968	\$80,000	\$441,968	\$441,968
2024	\$361,968	\$80,000	\$441,968	\$441,968
2023	\$410,187	\$80,000	\$490,187	\$454,960
2022	\$406,567	\$40,000	\$446,567	\$413,600
2021	\$336,000	\$40,000	\$376,000	\$376,000
2020	\$322,969	\$40,000	\$362,969	\$362,969

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.