



**Address:** [1306 PIEDMONT DR](#)  
**City:** MANSFIELD  
**Georeference:** 47578-2-25B  
**Subdivision:** WOODLAND ESTATES  
**Neighborhood Code:** A1S010L

**Latitude:** 32.5988725372  
**Longitude:** -97.1644539522  
**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 2  
Lot 25B

**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:** OOWNWELL INC (12140)  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 41140656  
**Site Name:** WOODLAND ESTATES-2-25B  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,205  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 4,200  
**Land Acres<sup>\*</sup>:** 0.0964  
**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:**  
GUSTAFSON JAMES R  
**Primary Owner Address:**  
6009 PINWOOD CIR  
ARLINGTON, TX 76001

**Deed Date:** 6/27/2008  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D208253563](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
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 <sup>+</sup>
2025	\$222,259	\$40,000	\$262,259	\$262,259
2024	\$222,259	\$40,000	\$262,259	\$262,259
2023	\$212,000	\$40,000	\$252,000	\$252,000
2022	\$180,506	\$25,000	\$205,506	\$205,506
2021	\$156,877	\$25,000	\$181,877	\$181,877
2020	\$142,936	\$25,000	\$167,936	\$167,936

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.