



**Address:** [7446 REMINGTON RD](#)  
**City:** TARRANT COUNTY  
**Georeference:** A1460-4A01  
**Subdivision:** SIMPSON, WILSON SURVEY  
**Neighborhood Code:** 1A010W

**Latitude:** 32.5654367386  
**Longitude:** -97.1825903318  
**TAD Map:** 2096-324  
**MAPSCO:** TAR-123S



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** SIMPSON, WILSON SURVEY  
Abstract 1460 Tract 4A1 & 4B5 1985 MH 12 X 62 ID#

**Jurisdictions:**

TARRANT COUNTY (220)  
EMERGENCY SVCS DIST #1 (222)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
MANSFIELD ISD (908)

**State Code:** A

**Year Built:** 2007

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 5/1/2025

**Notice Value:** \$207,251

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

**Site Number:** 41526546

**Site Name:** SIMPSON, WILSON SURVEY-4A01-20

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,320

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 22,651

**Land Acres<sup>\*</sup>:** 0.5200

**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:**

RICO RAUL  
RICO LETICIA SUAREZ

**Primary Owner Address:**

7446 REMINGTON RD  
MANSFIELD, TX 76063-4202

**Deed Date:** 9/9/2010

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D210244513](#)

## 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	\$157,851	\$49,400	\$207,251	\$71,409
2024	\$157,851	\$49,400	\$207,251	\$64,917
2023	\$158,593	\$49,400	\$207,993	\$59,015
2022	\$195,205	\$31,200	\$226,405	\$53,650
2021	\$68,800	\$31,200	\$100,000	\$48,773
2020	\$13,139	\$31,200	\$44,339	\$44,339

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.