



Address: [7245 DEERFIELD DR](#)
City: TARRANT COUNTY
Georeference: 6078A-G-9R
Subdivision: CABOT ESTATES
Neighborhood Code: 1A030P

Latitude: 32.5702639641
Longitude: -97.2006922228
TAD Map: 2090-328
MAPSCO: TAR-122Q



Google Map or type unknown

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

PROPERTY DATA

Legal Description: CABOT ESTATES Block G Lot 9R

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: 2016
Personal Property Account: N/A
Agent: TEXAS PROPERTY TAX REDUCTIONS LLC (00224)
Protest Deadline Date: 5/24/2024

Site Number: 41584406
Site Name: CABOT ESTATES-G-9R
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size+++: 3,026
Percent Complete: 100%
Land Sqft*: 232,131
Land Acres*: 5.3290
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:
SANDERS CHRISTINA A
Primary Owner Address:
7245 DEERFIELD DR
MANSFIELD, TX 76063

Deed Date: 4/14/2023
Deed Volume:
Deed Page:
Instrument: [D223063068](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HARRIS JAMES K;HARRIS LYDIA	5/28/2015	D215114262		
CABOT ESTATE LLC	1/1/2012	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 ⁺
2025	\$439,366	\$311,450	\$750,816	\$750,816
2024	\$568,550	\$311,450	\$880,000	\$880,000
2023	\$530,012	\$268,160	\$798,172	\$611,050
2022	\$479,959	\$146,580	\$626,539	\$555,500
2021	\$358,420	\$146,580	\$505,000	\$505,000
2020	\$358,420	\$146,580	\$505,000	\$505,000

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.