07-20-2025

Tarrant Appraisal District Property Information | PDF Account Number: 41718801

Address: 2580 GRAND OAKS DR

City: MANSFIELD Georeference: 22907-1-1R1R Subdivision: KOCH ESTATES ADDITION Neighborhood Code: 1M010A

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

PROPERTY DATA

Legal Description: KOCH ESTATES ADDITION Block 1 Lot 1R1R PER PLAT D214105763 Jurisdictions: Site Number: 141718801 CITY OF MANSFIELD (017) Site Name: KOCH ESTATES ADDITION Block 1 Lot 1R1R **TARRANT COUNTY (220)** Site Class: A1 - Residential - Single Family **TARRANT COUNTY HOSPITAL (224)** Parcels: 1 **TARRANT COUNTY COLLEGE (225)** Approximate Size+++: 3,574 MANSFIELD ISD (908) State Code: A Percent Complete: 100% Year Built: 2000 Land Sqft*: 122,336 Personal Property Account: N/A Land Acres*: 2.8080 Agent: TEXAS PROPERTY TAX REDUCTIONS PLO (00224) Notice Sent Date: 4/15/2025 Notice Value: \$796,735 Protest Deadline Date: 5/24/2024

+++ Rounded.

* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

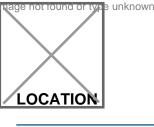
OWNER INFORMATION

Current Owner: KOCH ROBERT KOCH JENNIFER

Primary Owner Address: 2580 GRAND OAKS DR MANSFIELD, TX 76063-4805 Deed Date: 7/15/2014 Deed Volume: Deed Page: Instrument: D200111898

Latitude: 32.6129017327 Longitude: -97.152269939 TAD Map: 2102-344 MAPSCO: TAR-109V





-	Previous Owners	Date	Instrument	Deed Volume	Deed Page
	FAYYAZI BEN;FAYYAZI LA DONNA	7/14/2014	D214151188		
	KOCH JENNIFER;KOCH ROBERT	1/1/2014	000000000000000000000000000000000000000	000000	0000000

VALUES

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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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$506,335	\$290,400	\$796,735	\$796,735
2024	\$506,335	\$290,400	\$796,735	\$763,199
2023	\$623,098	\$290,400	\$913,498	\$693,817
2022	\$365,343	\$265,400	\$630,743	\$630,743
2021	\$381,321	\$238,680	\$620,001	\$620,001
2020	\$367,610	\$196,560	\$564,170	\$564,170

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.