



Address: [2580 CALLENDER RD](#)
City: MANSFIELD
Georeference: 22907-1-1R2R
Subdivision: KOCH ESTATES ADDITION
Neighborhood Code: 1M010A

Latitude: 32.6129018989
Longitude: -97.153961976
TAD Map: 2102-344
MAPSCO: TAR-109V



Google Map or type unknown

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

PROPERTY DATA

Legal Description: KOCH ESTATES ADDITION
Block 1 Lot 1R2R PER PLAT D214105763

Jurisdictions:

CITY OF MANSFIELD (017)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
MANSFIELD ISD (908)

State Code: A

Year Built: 2003

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 141718828
Site Name: KOCH ESTATES ADDITION Block 1 Lot 1R2R
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,502
Percent Complete: 100%
Land Sqft^{*}: 87,122
Land Acres^{*}: 2.0000
Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:
GUERRA RUDY
Primary Owner Address:
2580 CALLENDER RD
MANSFIELD, TX 76063

Deed Date: 11/4/2021
Deed Volume:
Deed Page:
Instrument: [D221349436](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|----------------------------------|----------|------------------|-------------|-----------|
| FAYYAZI BEHROOZ;FAYYAZI LA DONNA | 1/1/2014 | 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 ⁺ |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$617,417 | \$250,000 | \$867,417 | \$867,417 |
| 2024 | \$617,417 | \$250,000 | \$867,417 | \$867,417 |
| 2023 | \$661,317 | \$250,000 | \$911,317 | \$911,317 |
| 2022 | \$378,410 | \$225,000 | \$603,410 | \$603,410 |
| 2021 | \$406,306 | \$170,000 | \$576,306 | \$511,500 |
| 2020 | \$325,000 | \$140,000 | \$465,000 | \$465,000 |

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

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.