



Address: [1900 HICKORY HILL DR](#)
City: MANSFIELD
Georeference: 13960D-3-1
Subdivision: FIVE OAKS CROSSING ADDN
Neighborhood Code: 1M070M

Latitude: 32.6093293551
Longitude: -97.1065792354
TAD Map: 2120-340
MAPSCO: TAR-111W



Google Map or type unknown

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

PROPERTY DATA

Legal Description: FIVE OAKS CROSSING ADDN
Block 3 Lot 1 PER PLAT D214124070

Jurisdictions:
CITY OF MANSFIELD (017)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
MANSFIELD ISD (908)
State Code: A
Year Built: 2015
Personal Property Account: N/A
Agent: CHANDLER CROUCH (11730)
Protest Deadline Date: 5/24/2024

Site Number: 141729218
Site Name: FIVE OAKS CROSSING ADDN Block 3 Lot 1
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,671
Percent Complete: 100%
Land Sqft^{*}: 10,807
Land Acres^{*}: 0.2480
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:
PATEL JANAKKUMAR R
Primary Owner Address:
1900 HICKORY HILL DR
MANSFIELD, TX 76063

Deed Date: 3/31/2016
Deed Volume:
Deed Page:
Instrument: [D216073706](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|--------------------------------|------------|----------------------------|-------------|-----------|
| CALATLANTIC HOMES OF TEXAS INC | 12/28/2015 | MERGER CATA | | |
| RH OF TEXAS LP | 10/16/2015 | D215238591 | | |
| CTMGT FIVE OAKS CROSSING LLC | 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 | \$447,207 | \$80,000 | \$527,207 | \$527,207 |
| 2024 | \$447,207 | \$80,000 | \$527,207 | \$527,207 |
| 2023 | \$518,016 | \$80,000 | \$598,016 | \$502,928 |
| 2022 | \$384,194 | \$80,000 | \$464,194 | \$457,207 |
| 2021 | \$335,643 | \$80,000 | \$415,643 | \$415,643 |
| 2020 | \$340,664 | \$80,000 | \$420,664 | \$420,664 |

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.