



Address: [1904 HICKORY HILL DR](#)
City: MANSFIELD
Georeference: 13960D-3-3
Subdivision: FIVE OAKS CROSSING ADDN
Neighborhood Code: 1M070M

Latitude: 32.6092422358
Longitude: -97.1061272758
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 3 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: OWNWELL INC (12140)

Protest Deadline Date: 5/24/2024

Site Number: 141729234

Site Name: FIVE OAKS CROSSING ADDN Block 3 Lot 3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,111

Percent Complete: 100%

Land Sqft^{*}: 7,800

Land Acres^{*}: 0.1790

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:

MILLAN PEDRO

MILLAN KIMBERLY

Primary Owner Address:

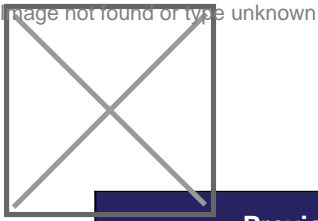
1904 HICKORY HILL DR
MANSFIELD, TX 76063

Deed Date: 5/17/2016

Deed Volume:

Deed Page:

Instrument: [D216106572](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CALATLANTIC HOMES OF TEXAS INC	12/28/2015	MERGER CATA		
RH OF TEXAS LP	6/5/2015	D215122065		
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	\$328,905	\$80,000	\$408,905	\$408,905
2024	\$410,000	\$80,000	\$490,000	\$490,000
2023	\$453,562	\$80,000	\$533,562	\$446,119
2022	\$350,495	\$80,000	\$430,495	\$405,563
2021	\$288,694	\$80,000	\$368,694	\$368,694
2020	\$289,426	\$80,000	\$369,426	\$369,426

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.