

Property Information | PDF

Account Number: 42183144

Address: 2001 FALCON RIDGE DR

City: MANSFIELD

Georeference: 13960D-1-20

Subdivision: FIVE OAKS CROSSING ADDN

Neighborhood Code: 1M070M

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

# Longitude: -97.1067578909 TAD Map: 2120-344 MAPSCO: TAR-111S

## PROPERTY DATA

Legal Description: FIVE OAKS CROSSING ADDN

Block 1 Lot 20

Jurisdictions:

CITY OF MANSFIELD (017) TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225)

MANSFIELD ISD (908)

State Code: A Year Built: 2018

Personal Property Account: N/A

Agent: TEXAS TAX PROTEST (05909)
Protest Deadline Date: 5/24/2024

**Site Number:** 800016986

Latitude: 32.6111747546

**Site Name:** FIVE OAKS CROSSING ADDN 1 20 **Site Class:** A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 2,355
Percent Complete: 100%

Land Sqft\*: 11,493 Land Acres\*: 0.2638

Pool: N

+++ Rounded.

## **OWNER INFORMATION**

Current Owner: Deed Date: 10/29/2018

NGUYEN DAT TAN

Primary Owner Address:

Deed Volume:

Deed Page:

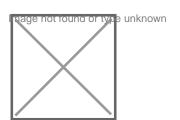
2001 FALCON RIDGE DR
MANSFIELD, TX 76063
Instrument: D218242269

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MEGATEL HOMES LLC	4/27/2018	D218095715		

#### **VALUES**

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



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	\$343,000	\$76,000	\$419,000	\$419,000
2024	\$343,000	\$76,000	\$419,000	\$419,000
2023	\$339,000	\$76,000	\$415,000	\$389,400
2022	\$278,000	\$76,000	\$354,000	\$354,000
2021	\$243,155	\$76,000	\$319,155	\$319,155
2020	\$243,766	\$76,000	\$319,766	\$319,766

Pending indicates that the property record has not yet been completed for the indicated tax year.

### **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.

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.