

City: MANSFIELD Georeference: 24678-1-2-71 Subdivision: MANCHESTER HEIGHTS

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

## **PROPERTY DATA**

#### Legal Description: MANCHESTER HEIGHTS Block 1 Lot 2 PER PLAT D217209742 Jurisdictions: Site Number: 800029349 CITY OF MANSFIELD (017) Site Name: MANCHESTER HEIGHTS 1 2 PER PLAT D217209742 **TARRANT COUNTY (220)** TARRANT COUNTY HOSPITAL (224) Site Class: A1 - Residential - Single Family TARRANT COUNTY COLLEGE (225) Parcels: 1 Approximate Size+++: 2,412 MANSFIELD ISD (908) State Code: A Percent Complete: 100% Year Built: 2020 Land Sqft<sup>\*</sup>: 8,498 Personal Property Account: N/A Land Acres\*: 0.1950

Pool: N

# Protest Deadline Date: 5/24/2024

Agent: None

+++ Rounded.

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

## **OWNER INFORMATION**

Notice Sent Date: 4/15/2025 Notice Value: \$465,312

**Current Owner:** ALEXANDER DELAINEY SOMMER ZACHARY

**Primary Owner Address:** 711 W KIMBALL ST MANSFIELD, TX 76063

Deed Date: 1/10/2024 **Deed Volume: Deed Page:** Instrument: D224006079

Neighborhood Code: 1M800N

Latitude: 32.5609884896 Longitude: -97.1485335759 TAD Map: 2108-324 MAPSCO: TAR-124S

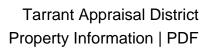
**Tarrant Appraisal District** Property Information | PDF Account Number: 42324805



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Previous Owners	Date	Instrument	Deed Volume	Deed Page
LOCKHART DIANE	9/1/2020	D220222867		
2 CB BUILDERS LLC	8/17/2018	<u>D218185041</u>		

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

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$448,316	\$16,996	\$465,312	\$465,312
2024	\$448,316	\$16,996	\$465,312	\$418,596
2023	\$449,445	\$16,996	\$466,441	\$380,542
2022	\$398,175	\$16,996	\$415,171	\$345,947
2021	\$297,501	\$16,996	\$314,497	\$314,497
2020	\$0	\$11,897	\$11,897	\$11,897

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.