



Address: [2706 GRAINGER DR](#)
City: MANSFIELD
Georeference: 9078J-4-3
Subdivision: CYPRESS CROSSING ADDN
Neighborhood Code: 1M070Q

Latitude: 32.6036432155
Longitude: -97.1104086275
TAD Map: 2114-340
MAPSCO: TAR-111W



Google Map or type unknown

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

PROPERTY DATA

Legal Description: CYPRESS CROSSING ADDN
Block 4 Lot 3

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

State Code: A
Year Built: 2019
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 800031299
Site Name: CYPRESS CROSSING ADDN 4 3
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,228
Percent Complete: 100%
Land Sqft^{*}: 8,387
Land Acres^{*}: 0.1925
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:
ALEMU SIMA B
ALEMU LENA B
Primary Owner Address:
2706 GRAINGER DR
MANSFIELD, TX 76063

Deed Date: 5/10/2022
Deed Volume:
Deed Page:
Instrument: [D222122672](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ISOM URSALA	3/18/2020	D220068944		
PAUL TAYLOR HOMES LIMITED	10/2/2019	D219228091		



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	\$461,899	\$90,000	\$551,899	\$551,899
2024	\$461,899	\$90,000	\$551,899	\$551,899
2023	\$450,049	\$90,000	\$540,049	\$540,049
2022	\$390,290	\$90,000	\$480,290	\$479,034
2021	\$345,485	\$90,000	\$435,485	\$435,485
2020	\$121,055	\$90,000	\$211,055	\$211,055

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.