



**Address:** [2202 SIMPSON LN](#)  
**City:** MANSFIELD  
**Georeference:** 43807G-1-7  
**Subdivision:** TRIPLE DIAMOND RANCH  
**Neighborhood Code:** 1A030X

**Latitude:** 32.6038406744  
**Longitude:** -97.1801022372  
**TAD Map:** 2090-340  
**MAPSCO:** TAR-109W



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** TRIPLE DIAMOND RANCH  
Block 1 Lot 7

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

**State Code:** A  
**Year Built:** 2021  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 800048346  
**Site Name:** TRIPLE DIAMOND RANCH 1 7  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 4,041  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 12,150  
**Land Acres<sup>\*</sup>:** 0.2790  
**Pool:** N

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**  
HUYNH MINH H  
NGUYEN NG  
**Primary Owner Address:**  
2202 SIMPSON LN  
MANSFIELD, TX 76063

**Deed Date:** 1/6/2022  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D222006198](#)

| Previous Owners  | Date      | Instrument                 | Deed Volume | Deed Page |
|------------------|-----------|----------------------------|-------------|-----------|
| BLOOMFIELD HOMES | 10/7/2020 | <a href="#">D220260435</a> |             |           |

## 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 <sup>+</sup> |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$441,000          | \$95,000    | \$536,000    | \$536,000                    |
| 2024 | \$475,000          | \$95,000    | \$570,000    | \$570,000                    |
| 2023 | \$437,564          | \$95,000    | \$532,564    | \$532,564                    |
| 2022 | \$501,483          | \$75,000    | \$576,483    | \$576,483                    |
| 2021 | \$0                | \$10,000    | \$10,000     | \$10,000                     |
| 2020 | \$0                | \$10,000    | \$10,000     | \$10,000                     |

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.