



**Address:** [2212 SIMPSON LN](#)  
**City:** MANSFIELD  
**Georeference:** 43807G-1-12  
**Subdivision:** TRIPLE DIAMOND RANCH  
**Neighborhood Code:** 1A030X

**Latitude:** 32.6032872814  
**Longitude:** -97.181267332  
**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 12

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

**State Code:** A  
**Year Built:** 2023  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$482,000  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 800048342  
**Site Name:** TRIPLE DIAMOND RANCH 1 12  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,791  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 12,001  
**Land Acres<sup>\*</sup>:** 0.2750  
**Pool:** N

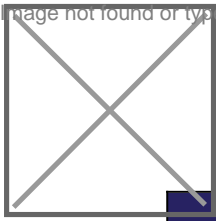
<sup>+++</sup> Rounded.

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

**OWNER INFORMATION**

**Current Owner:**  
MARITAL ONE TRUST  
**Primary Owner Address:**  
2212 SIMPSON LN  
MANSFIELD, TX 76063

**Deed Date:** 12/31/2024  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D225003040](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
VANDERCOORT DAVID L	11/22/2023	<a href="#">D224021816 CWD</a>		
BLOOMFIELD HOMES LP	8/3/2021	<a href="#">D221225585</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	\$387,000	\$95,000	\$482,000	\$482,000
2024	\$387,000	\$95,000	\$482,000	\$482,000
2023	\$0	\$55,100	\$55,100	\$55,100
2022	\$0	\$52,500	\$52,500	\$52,500
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

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.