



**Address:** [709 TOBY TR](#)  
**City:** MANSFIELD  
**Georeference:** 22881-1-4  
**Subdivision:** KNOTTS LANDING ON CARDINAL ROAD  
**Neighborhood Code:** 1M900N

**Latitude:** 32.5754619881  
**Longitude:** -97.1561624178  
**TAD Map:** 2102-328  
**MAPSCO:** TAR-123R



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** KNOTTS LANDING ON  
CARDINAL ROAD Block 1 Lot 4

**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:** PROPERTY TAX PROTEST (0705) Y  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 800056292  
**Site Name:** KNOTTS LANDING ON CARDINAL ROAD Block 1 Lot 4  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size+++:** 4,195  
**Percent Complete:** 100%  
**Land Sqft\*:** 12,001  
**Land Acres\*:** 0.2800

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

## OWNER INFORMATION

**Current Owner:**  
BABU RAIJU JACOB  
NANDAKUMAR KRITHIKA  
**Primary Owner Address:**  
709 TOBY TRL  
MANSFIELD, TX 76063

**Deed Date:** 12/30/2021  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D222004608](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
J HOUSTON HOMES LLC	4/6/2021	<a href="#">D221096516</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	\$605,720	\$100,000	\$705,720	\$705,720
2024	\$633,628	\$100,000	\$733,628	\$733,628
2023	\$571,426	\$100,000	\$671,426	\$671,426
2022	\$569,530	\$100,000	\$669,530	\$669,530
2021	\$0	\$60,000	\$60,000	\$60,000
0	\$0	\$0	\$0	\$0

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.