



Tarrant Appraisal District Property Information | PDF Account Number: 42676167

Address: 1904 HAMILTON PARK DR

City: MANSFIELD Georeference: 34868-5-13 Subdivision: ROCKWOOD ADDITION PHASE 1 Neighborhood Code: 1M900P Latitude: 32.5957862277 Longitude: -97.1770551872 TAD Map: 2096-336 MAPSCO: TAR-123A



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

PROPERTY DATA

Legal Description: ROCKWOOD ADDITION 1 Block 5 Lot 13	ON PHASE
Jurisdictions: CITY OF MANSFIELD (017) TARRANT COUNTY (220) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) MANSFIELD ISD (908) State Code: A Year Built: 2022 Personal Property Account: N/A Agent: None Protest Deadline Date: 5/24/2024	Site Number: 800056936 Site Name: ROCKWOOD ADDITION PHASE 1 Block 5 Lot 13 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size ⁺⁺⁺ : 2,986 Percent Complete: 100% Land Sqft [*] : 12,150 Land Acres [*] : 0.2800 Pool: N
Deveded	

+++ Rounded.

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

OWNER INFORMATION

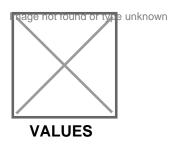
Current Owner:

HERNANDEZ VERONICA ARACELY HERNANDEZ JOSE FERDI

Primary Owner Address: 1904 HAMILTON PARK DR MANSFIELD, TX 76063

Deed Date: 7/18/2023 Deed Volume: Deed Page: Instrument: D223127113

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DFH COVENTRY LLC	10/27/2022	D222260522		
MCGUYER LAND HOLDINGS LLC	3/11/2022	D222066506		



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	\$547,387	\$112,150	\$659,537	\$659,537
2024	\$547,387	\$112,150	\$659,537	\$659,537
2023	\$208,060	\$100,000	\$308,060	\$308,060
2022	\$0	\$70,000	\$70,000	\$70,000
2021	\$0	\$10,000	\$10,000	\$10,000
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.