



Address: [1005 FRANKLIN DR](#)
City: MANSFIELD
Georeference: 40861-1-5R
Subdivision: SUNSET CROSSING
Neighborhood Code: 1M090K

Latitude: 32.5793658965
Longitude: -97.0594905643
TAD Map: 2132-336
MAPSCO: TAR-126K



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SUNSET CROSSING Block 1 Lot 5R

Jurisdictions:

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

State Code: A

Year Built: 2024

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$536,581

Protest Deadline Date: 5/24/2024

Site Number: 800063586

Site Name: SUNSET CROSSING Block 1 Lot 5

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,899

Percent Complete: 100%

Land Sqft^{*}: 8,144

Land Acres^{*}: 0.1870

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:

PITTMAN ARRITON D
PITTMAN VIVIAN WRIGHT

Primary Owner Address:

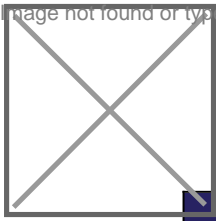
1005 FRANKLIN DR
MANSFIELD, TX 76063

Deed Date: 11/18/2024

Deed Volume:

Deed Page:

Instrument: [D224207176](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
BRIGHTLAND HOMES LTD	3/21/2023	7423210		
GEHAN HOMES LTD	10/27/2022	D222259076		
SUNSET CROSSING SF LTD	11/15/2021	D221334177		

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	\$436,581	\$100,000	\$536,581	\$536,581
2024	\$0	\$70,000	\$70,000	\$70,000
2023	\$0	\$70,000	\$70,000	\$70,000
2022	\$0	\$70,000	\$70,000	\$70,000
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

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.