



Latitude: 32.5777082105
Longitude: -97.0584259402
TAD Map: 2132-336
MAPSCO: TAR-126L



City:
Georeference: 40861-3-8R
Subdivision: SUNSET CROSSING
Neighborhood Code: 1M090K

Google Map or type unknown

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

PROPERTY DATA

Legal Description: SUNSET CROSSING Block 3 Lot 8R

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

Notice Sent Date: 5/1/2025

Notice Value: \$515,009

Protest Deadline Date: 5/24/2024

Site Number: 800063524

Site Name: SUNSET CROSSING Block 3 Lot 8R

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,788

Percent Complete: 100%

Land Sqft^{*}: 8,230

Land Acres^{*}: 0.1889

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:

PHAN AARON
HO VAN H

Primary Owner Address:

4814 ALBRIGHT LN
MANSFIELD, TX 76063

Deed Date: 8/22/2024

Deed Volume:

Deed Page:

Instrument: [D224150341](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NICKLEBERRY BOBBIE JR	3/29/2023	D223050998		
NICKLEBERRY BOBBIE JR;SHORT TRADAWN ANNETTE	3/28/2023	D223050998		
WINDSOR HOMES CUMBERLAND LLC	12/2/2021	D221353994		
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	\$415,009	\$100,000	\$515,009	\$515,009
2024	\$208,026	\$50,000	\$258,026	\$258,026
2023	\$205,000	\$50,000	\$255,000	\$255,000
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

- 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.