



Address: [1393 GRIFFIN LN](#)
City: MANSFIELD
Georeference: A 997-6A02B1
Subdivision: MCDONALD, JAMES SURVEY
Neighborhood Code: 1A010A

Latitude: 32.5844875986
Longitude: -97.1786503138
TAD Map: 2096-332
MAPSCO: TAR-123E



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

PROPERTY DATA

Legal Description: MCDONALD, JAMES SURVEY
Abstract 997 Tract 6A02B1

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

State Code: A
Year Built: 1970
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/15/2025

Site Number: 04017269
Site Name: MCDONALD, JAMES SURVEY-6A02B1
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 735
Percent Complete: 100%
Land Sqft^{*}: 12,196
Land Acres^{*}: 0.2800
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:

SUAREZ SERGIO

Primary Owner Address:

8400 COUNTY ROAD 612
MANSFIELD, TX 76063-7017

Deed Date: 11/19/1999

Deed Volume: 0014108

Deed Page: 0000563

Instrument: 00141080000563

Previous Owners	Date	Instrument	Deed Volume	Deed Page
YATES JENNIFER;YATES STEPHEN D	11/14/1991	00104470001840	0010447	0001840
STEELMAN BRAD D	12/31/1900	00075080001594	0007508	0001594
BARHAM BOBBY	12/30/1900	0000000000000000	0000000	0000000

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	\$0	\$0	\$0	\$0
2024	\$62,816	\$26,600	\$89,416	\$89,416
2023	\$63,964	\$26,600	\$90,564	\$90,564
2022	\$53,922	\$16,800	\$70,722	\$70,722
2021	\$39,550	\$16,800	\$56,350	\$56,350
2020	\$51,217	\$16,800	\$68,017	\$68,017

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.