

# Tarrant Appraisal District Property Information | PDF Account Number: 05481651

### Address: <u>3 HASTINGS CT</u>

City: MANSFIELD Georeference: 44964-5-16 Subdivision: WALNUT CREEK CONNECTION ADDN Neighborhood Code: 1M080J Latitude: 32.59694893 Longitude: -97.112044876 TAD Map: 2114-336 MAPSCO: TAR-125A





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

### **PROPERTY DATA**

#### Legal Description: WALNUT CREEK CONNECTION ADDN Block 5 Lot 16

#### Jurisdictions:

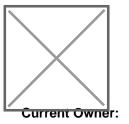
CITY OF MANSFIELD (017) TARRANT COUNTY (220) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) MANSFIELD ISD (908) State Code: A

Year Built: 1985 Personal Property Account: N/A Agent: None Protest Deadline Date: 5/15/2025 Site Number: 05481651 Site Name: WALNUT CREEK CONNECTION ADDN-5-16 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size<sup>+++</sup>: 1,589 Percent Complete: 100% Land Sqft<sup>\*</sup>: 13,494 Land Acres<sup>\*</sup>: 0.3097 Pool: Y

#### +++ Rounded.

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

## **OWNER INFORMATION**



Tarrant Appraisal District Property Information | PDF

Current Owner: HENTON ELBERT H HENTON DONNA W

Primary Owner Address: 3 HASTINGS CT MANSFIELD, TX 76063-3327 Deed Date: 3/12/1986 Deed Volume: 0008482 Deed Page: 0002208 Instrument: 00084820002208

| Previous Owners              | Date     | Instrument                              | Deed Volume | Deed Page |
|------------------------------|----------|---|-------------|-----------|
| MIKE THOMPSON ASSOCIATES INC | 1/1/1984 | 000000000000000000000000000000000000000 | 000000      | 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 | \$227,370          | \$55,000    | \$282,370    | \$282,370        |
| 2023 | \$229,069          | \$55,000    | \$284,069    | \$259,204        |
| 2022 | \$206,228          | \$45,000    | \$251,228    | \$235,640        |
| 2021 | \$169,780          | \$45,000    | \$214,780    | \$214,218        |
| 2020 | \$149,744          | \$45,000    | \$194,744    | \$194,744        |

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.