



**Address:** [7961 NEWT PATTERSON CT](#)

**City:** TARRANT COUNTY

**Georeference:** A 997-12D05

**Subdivision:** MCDONALD, JAMES SURVEY

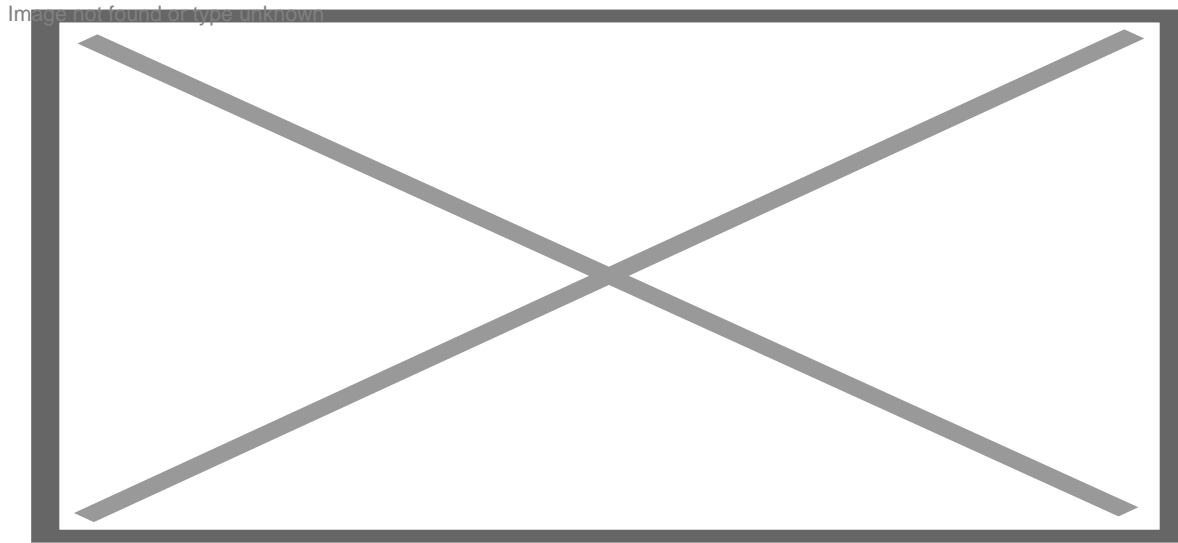
**Neighborhood Code:** 1A010A

**Latitude:** 32.6024725731

**Longitude:** -97.1881652312

**TAD Map:** 2096-340

**MAPSCO:** TAR-108Z



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

## PROPERTY DATA

**Legal Description:** MCDONALD, JAMES SURVEY  
Abstract 997 Tract 12D05 1977 NUWAY 14 X 72 LB#  
TEX0020803 VISTA VILLA

**Jurisdictions:**

- TARRANT COUNTY (220)
- EMERGENCY SVCS DIST #1 (222)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- MANSFIELD ISD (908)

**State Code:** A

**Year Built:** 1977

**Personal Property Account:** N/A

**Agent:** None

**Site Number:** 06244351

**Site Name:** MCDONALD, JAMES SURVEY-12D05

**Site Class:** A2 - Residential - Mobile Home

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,434

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 76,230

**Land Acres<sup>\*</sup>:** 1.7500

**Pool:** N

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION



**Current Owner:**

NICHOLS RICHARD E  
NICHOLS LINDA

**Deed Date:** 9/13/2012

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D212236419](#)

**Primary Owner Address:**

7961 NEWT PATTERSON CT  
MANSFIELD, TX 76063-6189

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NICHOLS LINDA SUE	5/4/1998	00000000000000	0000000	0000000
LILLY LINDA SUE	9/29/1992	00107940000037	0010794	0000037
HOWELL JULIANE BRANDON	5/24/1990	00099390001321	0009939	0001321
BRANDON JULIANE; BRANDON RICK	2/9/1988	00091900000488	0009190	0000488

**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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$4,004	\$132,500	\$136,504	\$79,763
2023	\$4,014	\$125,000	\$129,014	\$72,512
2022	\$4,024	\$75,000	\$79,024	\$65,920
2021	\$4,034	\$75,000	\$79,034	\$59,927
2020	\$4,044	\$75,000	\$79,044	\$54,479

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.