



Address: [7 SAMUEL LN](#)
City: TARRANT COUNTY
Georeference: A 325-6E02
Subdivision: CARPENTER, SAMUEL S SURVEY
Neighborhood Code: 1A010W

Latitude: 32.5516630062
Longitude: -97.1874382099
TAD Map: 2096-320
MAPSCO: TAR-122Z



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

PROPERTY DATA

Legal Description: CARPENTER, SAMUEL S
SURVEY Abstract 325 Tract 6E02

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: 1992

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 06689760

Site Name: CARPENTER, SAMUEL S SURVEY-6E02

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,688

Percent Complete: 100%

Land Sqft^{*}: 87,120

Land Acres^{*}: 2.0000

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:

FREDERICK LIVING TRUST

Primary Owner Address:

7 SAMUEL LN
MANSFIELD, TX 76063

Deed Date: 10/11/2022

Deed Volume:

Deed Page:

Instrument: [D223107035](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FREDERICK ROBERT W	8/18/2021	D221242527		
MARLAR FREDDIE D;MARLAR SHARON	4/1/1994	00115360000659	0011536	0000659

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	\$265,074	\$145,000	\$410,074	\$410,074
2023	\$227,524	\$135,000	\$362,524	\$362,524
2022	\$207,488	\$80,000	\$287,488	\$287,488
2021	\$187,118	\$80,000	\$267,118	\$226,584
2020	\$167,236	\$80,000	\$247,236	\$205,985

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.