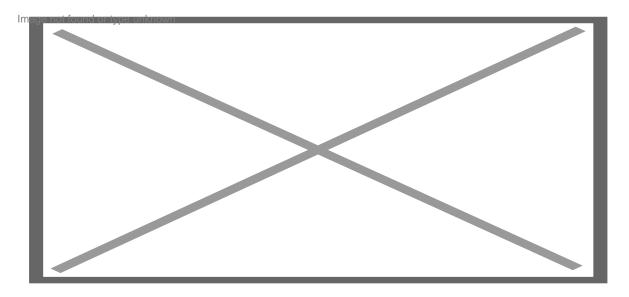


# Tarrant Appraisal District Property Information | PDF Account Number: 06725171

Address: <u>1803 CALLENDER HILL RD</u> City: MANSFIELD Georeference: 6100-1-7 Subdivision: CALLENDER HILL ADDITION Neighborhood Code: 1M900E Latitude: 32.5958910134 Longitude: -97.1522844917 TAD Map: 2102-336 MAPSCO: TAR-123D





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

### **PROPERTY DATA**

Legal Description: CALLENDER HILL ADDITION Block 1 Lot 7

#### Jurisdictions:

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

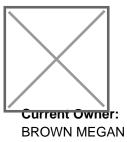
State Code: A

Year Built: 1999 Personal Property Account: N/A Agent: None Protest Deadline Date: 5/15/2025 Site Number: 06725171 Site Name: CALLENDER HILL ADDITION-1-7 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size<sup>+++</sup>: 2,070 Percent Complete: 100% Land Sqft<sup>\*</sup>: 7,753 Land Acres<sup>\*</sup>: 0.1780 Pool: N

#### +++ Rounded.

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

# **OWNER INFORMATION**



BROWN MEGAN BROWN ANDREW

Primary Owner Address: 1803 CALLENDER HILL RD MANSFIELD, TX 76063 Deed Date: 11/28/2018 Deed Volume: Deed Page: Instrument: D218263795

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FRALICK KELLE A	8/30/2011	D211212439	000000	0000000
SMITH GARY W;SMITH WENDY	1/25/2002	00154360000106	0015436	0000106
STEDMAN CLIFTON T;STEDMAN SHELBA	2/2/2001	00147190000038	0014719	0000038
STEDMAN CLIFTON R;STEDMAN ESTER	5/28/1999	00138450000453	0013845	0000453
HARRY CONSTRUCTION INC	8/27/1997	00128890000056	0012889	0000056
M R DEVELOPMENT CORP	9/12/1995	00118560000956	0011856	0000956
CALLENDER HILL JV	1/1/1994	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	\$316,070	\$80,000	\$396,070	\$369,835
2023	\$284,510	\$80,000	\$364,510	\$336,214
2022	\$326,392	\$40,000	\$366,392	\$305,649
2021	\$237,863	\$40,000	\$277,863	\$277,863
2020	\$239,010	\$40,000	\$279,010	\$279,010

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**



# Tarrant Appraisal District Property Information | PDF

#### • 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.