



Address: [2002 CALLENDER HILL RD](#)
City: MANSFIELD
Georeference: 6100-1-33
Subdivision: CALLENDER HILL ADDITION
Neighborhood Code: 1M900E

Latitude: 32.5988921696
Longitude: -97.1521289361
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 33

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

State Code: A
Year Built: 1995
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/15/2025

Site Number: 06725589
Site Name: CALLENDER HILL ADDITION-1-33
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,763
Percent Complete: 100%
Land Sqft^{*}: 14,984
Land Acres^{*}: 0.3440
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:

ESPIRITU FAMILY TRUST

Primary Owner Address:

2002 CALLENDER HILL RD
MANSFIELD, TX 76063

Deed Date: 12/1/2023

Deed Volume:

Deed Page:

Instrument: [D223218261](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|------------------------------------|------------|----------------------------|-------------|-----------|
| ESPIRITU ABRAHAM;ESPIRITU GIOVANNA | 11/22/2019 | D219272293 | | |
| DANIEL STEPHEN PAUL | 6/8/2016 | D216130399 | | |
| MORGAN JOHN K;MORGAN LINDA J | 6/28/2000 | 00144100000262 | 0014410 | 0000262 |
| BARTLETT JOHN B;BARTLETT KRISTI L | 10/24/1995 | 00121500000142 | 0012150 | 0000142 |
| M R DEVELOPMENT CORP | 9/12/1995 | 00118560000956 | 0011856 | 0000956 |
| SILVER NAIL CUSTOM HOMES INC | 3/3/1995 | 00119120001918 | 0011912 | 0001918 |
| CALLENDER HILL JV | 1/1/1994 | 00000000000000 | 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 | \$373,991 | \$80,000 | \$453,991 | \$389,813 |
| 2023 | \$337,109 | \$80,000 | \$417,109 | \$354,375 |
| 2022 | \$386,186 | \$40,000 | \$426,186 | \$322,159 |
| 2021 | \$252,872 | \$40,000 | \$292,872 | \$292,872 |
| 2020 | \$252,872 | \$40,000 | \$292,872 | \$292,872 |

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)
- DISABLED VET 100 PCT 11.131
- DISABLED VET 70 to 99 PCT 11.22

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.