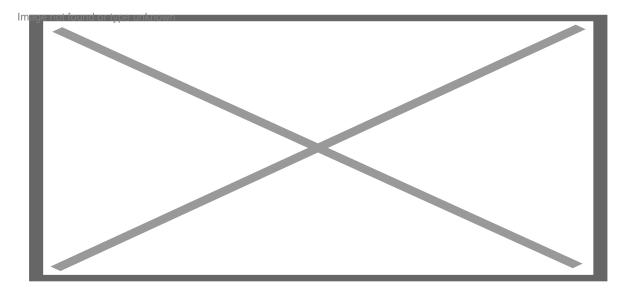


# Tarrant Appraisal District Property Information | PDF Account Number: 06818048

Address: <u>702 COAL CREEK DR</u> City: MANSFIELD Georeference: 782G-2-7 Subdivision: ANTIGUA ADDITION Neighborhood Code: 1M080A Latitude: 32.6015288541 Longitude: -97.128129649 TAD Map: 2114-340 MAPSCO: TAR-124C





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

### **PROPERTY DATA**

Legal Description: ANTIGUA ADDITION Block 2 Lot 7

### Jurisdictions:

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

### State Code: A

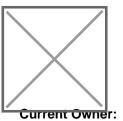
Year Built: 1996

Personal Property Account: N/A Agent: CHANDLER CROUCH (11730) Protest Deadline Date: 5/15/2025 Site Number: 06818048 Site Name: ANTIGUA ADDITION-2-7 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size+++: 2,088 Percent Complete: 100% Land Sqft\*: 14,196 Land Acres\*: 0.3258 Pool: Y

#### +++ Rounded.

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

## **OWNER INFORMATION**



Current Owner: WALLER DREW NGUYEN TAVIA TRAM

**Primary Owner Address:** 702 COAL CR MANSFIELD, TX 76063 Deed Date: 1/8/2021 Deed Volume: Deed Page: Instrument: D221010456

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HARRELL JIMMIE	8/6/2019	D219183861		
HARRELL JIMMIE;HARRELL TRACEY	8/17/2010	D210203620	000000	0000000
STREETER DOYLE R;STREETER PEGGIE	12/17/1996	00126210000905	0012621	0000905
PULTE HOME CORP OF TEXAS	5/1/1996	00123520002366	0012352	0002366
ANTIGUA JV	1/1/1995	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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$288,728	\$60,000	\$348,728	\$348,728
2023	\$333,355	\$60,000	\$393,355	\$393,355
2022	\$270,000	\$50,000	\$320,000	\$320,000
2021	\$247,795	\$50,000	\$297,795	\$295,426
2020	\$218,569	\$50,000	\$268,569	\$268,569

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**

There are no exemptions for this property

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.