



**Address:** [2801 ST CHARLES DR](#)  
**City:** MANSFIELD  
**Georeference:** 782G-3-24  
**Subdivision:** ANTIGUA ADDITION  
**Neighborhood Code:** 1M080A

**Latitude:** 32.6037322569  
**Longitude:** -97.125145719  
**TAD Map:** 2114-340  
**MAPSCO:** TAR-110Y



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

## PROPERTY DATA

**Legal Description:** ANTIGUA ADDITION Block 3 Lot 24

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1998

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 07015739

**Site Name:** ANTIGUA ADDITION-3-24

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,214

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,800

**Land Acres<sup>\*</sup>:** 0.2479

**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:**

FANOUSI MEHDAD  
AKBARIANAZAR SAKINEH OSTAD

**Deed Date:** 5/8/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219100038](#)

**Primary Owner Address:**

2801 SAINT CHARLES DR  
MANSFIELD, TX 76063

| Previous Owners                    | Date       | Instrument                 | Deed Volume | Deed Page |
|------------------------------------|------------|----------------------------|-------------|-----------|
| HUGHES MICHAEL D;HUGHES SUSAN      | 7/10/2008  | <a href="#">D208274076</a> | 0000000     | 0000000   |
| BROWN KEELEY                       | 9/23/2003  | <a href="#">D203365008</a> | 0000000     | 0000000   |
| HEUGATTER KEITH;HEUGATTER MARY ANN | 11/23/1998 | 00135410000490             | 0013541     | 0000490   |
| PULTE HOME CORP OF TEXAS           | 1/1/1997   | 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 <sup>+</sup> |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$0                | \$0         | \$0          | \$0                          |
| 2024 | \$303,456          | \$60,000    | \$363,456    | \$329,351                    |
| 2023 | \$309,362          | \$60,000    | \$369,362    | \$299,410                    |
| 2022 | \$256,166          | \$50,000    | \$306,166    | \$272,191                    |
| 2021 | \$197,446          | \$50,000    | \$247,446    | \$247,446                    |
| 2020 | \$197,446          | \$50,000    | \$247,446    | \$247,446                    |

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.