



**Address:** [1739 MATLOCK RD](#)  
**City:** MANSFIELD  
**Georeference:** 12838-1-3R  
**Subdivision:** ENGLISH FARMS ADDITION  
**Neighborhood Code:** 1M300A

**Latitude:** 32.5872583563  
**Longitude:** -97.1052716258  
**TAD Map:** 2120-332  
**MAPSCO:** TAR-125E



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

**PROPERTY DATA**

**Legal Description:** ENGLISH FARMS ADDITION  
Block 1 Lot 3R

**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:** UNITED PARAMOUNT TAX GROUP INC (00670)

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

**Site Number:** 07095902  
**Site Name:** ENGLISH FARMS ADDITION-1-3R  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 3,955  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 46,827  
**Land Acres<sup>\*</sup>:** 1.0750  
**Pool:** Y

<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:**

HIGGINBOTHAM BRANDON  
HIGGINBOTHAM CASEY

**Primary Owner Address:**

1739 MATLOCK RD  
MANSFIELD, TX 76063

**Deed Date:** 2/9/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218032654](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FREEMAN MONTY R;FREEMAN PAMELA	3/24/2014	<a href="#">D214059722</a>	0000000	0000000
FREEMAN MONTY R	2/2/1998	00130820000389	0013082	0000389
MATLOCK GREEN INC	8/28/1997	00128960000315	0012896	0000315
ENGLISH ROY E	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	\$697,197	\$186,094	\$883,291	\$726,462
2023	\$776,905	\$134,219	\$911,124	\$660,420
2022	\$745,625	\$134,375	\$880,000	\$600,382
2021	\$411,427	\$134,375	\$545,802	\$545,802
2020	\$447,020	\$134,375	\$581,395	\$581,395

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.