

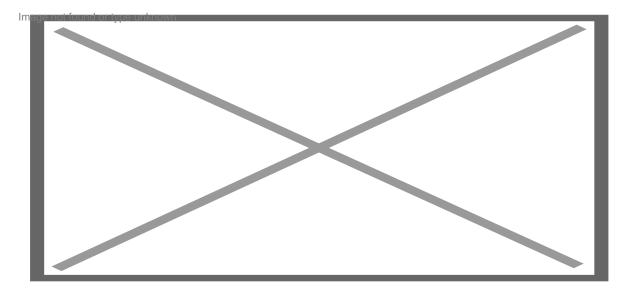
# Tarrant Appraisal District Property Information | PDF Account Number: 07464576

### Address: <u>42 THOUSAND OAKS DR</u> City: MANSFIELD Georeference: A1267-7B01 Subdivision: THOUSAND OAKS MHP

Neighborhood Code: 220-MHImpOnly

Latitude: 32.5836380963 Longitude: -97.1603973851 TAD Map: 2102-332 MAPSCO: TAR-123L





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

### PROPERTY DATA

### Legal Description: THOUSAND OAKS MHP PAD 42 1995 CLAYTON 16 X 76 LB# TEX0534397 TEXAN

#### Jurisdictions:

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

State Code: M1 Year Built: 1995 Personal Property Account: N/A Agent: None Protest Deadline Date: 5/15/2025 Site Number: 07464576 Site Name: THOUSAND OAKS MHP-42-80 Site Class: M1 - Residential - Mobile Home Imp-Only Parcels: 1 Approximate Size\*\*\*: 1,216 Percent Complete: 100% Land Sqft\*: 0 Land Acres\*: 0.0000 Pool: N

#### +++ Rounded.

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

## **OWNER INFORMATION**



RANSBURG RONALD

Primary Owner Address: 42 THOUSAND OAKS DR MANSFIELD, TX 76063 Deed Date: 12/30/2020 Deed Volume: Deed Page: Instrument: MH00885769

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ACF II HOMES LLC -	12/30/2020	MH00823775		
HEARTLAND LIVING LLC	12/30/2018	MH00743071		
MANSFIELD HOMES LLC	12/31/2007	000000000000000000000000000000000000000	000000	0000000
KETELAAR WENDY R	12/31/1900	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	\$10,508	\$0	\$10,508	\$10,508
2023	\$10,985	\$0	\$10,985	\$10,985
2022	\$11,463	\$0	\$11,463	\$11,463
2021	\$11,940	\$0	\$11,940	\$11,940
2020	\$12,418	\$0	\$12,418	\$12,418

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.