



Address: [406 FORESTRIDGE DR](#)
City: MANSFIELD
Georeference: 10136-10-39
Subdivision: DOVER HEIGHTS ADDITION
Neighborhood Code: 1M080A

Latitude: 32.6063262793
Longitude: -97.1346093505
TAD Map: 2108-340
MAPSCO: TAR-110X



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

PROPERTY DATA

Legal Description: DOVER HEIGHTS ADDITION
Block 10 Lot 39

Jurisdictions:

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

State Code: A

Year Built: 2005

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 40248844

Site Name: DOVER HEIGHTS ADDITION-10-39

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 3,531

Percent Complete: 100%

Land Sqft*: 8,878

Land Acres*: 0.2038

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:

AYAD SAMY
ABDELMESSEH KATREEN

Primary Owner Address:

406 FORESTRIDGE DR
MANSFIELD, TX 76063

Deed Date: 12/12/2023

Deed Volume:

Deed Page:

Instrument: [D223220113](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PLAYER APRIL P;PLAYER EDWARD CHASE	1/18/2006	D206025657	0000000	0000000
SHERIDAN HMS/MEADOW VISTA EST	3/14/2005	D205116263	0000000	0000000
DOVER HEIGHTS LTD	1/1/2003	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	\$344,000	\$60,000	\$404,000	\$404,000
2023	\$455,911	\$60,000	\$515,911	\$440,932
2022	\$350,847	\$50,000	\$400,847	\$400,847
2021	\$333,667	\$50,000	\$383,667	\$372,226
2020	\$288,387	\$50,000	\$338,387	\$338,387

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.