

# Tarrant Appraisal District Property Information | PDF Account Number: 40349012

#### Address: 1606 CHATEAU LN

City: MANSFIELD Georeference: 2181-1-20 Subdivision: BELLE MEADE ADDITION Neighborhood Code: 1M900F Latitude: 32.5846642389 Longitude: -97.1690890963 TAD Map: 2102-332 MAPSCO: TAR-123F





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

### PROPERTY DATA

# Legal Description: BELLE MEADE ADDITION Block 1 Lot 20

#### Jurisdictions:

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

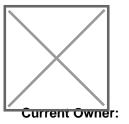
#### State Code: A

Year Built: 2004 Personal Property Account: N/A Agent: None Protest Deadline Date: 5/15/2025 Site Number: 40349012 Site Name: BELLE MEADE ADDITION-1-20 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size<sup>+++</sup>: 1,882 Percent Complete: 100% Land Sqft<sup>\*</sup>: 6,840 Land Acres<sup>\*</sup>: 0.1570 Pool: N

#### +++ Rounded.

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

## **OWNER INFORMATION**



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Current Owner: HESTRIN MARTIN D HESTRIN TANAYA

Primary Owner Address: 3616 DORIS WALKER TRL BURLESON, TX 76028 Deed Date: 5/21/2004 Deed Volume: 0000000 Deed Page: 0000000 Instrument: D204164154

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FIRST TEXAS HOMES INC	10/29/2003	D203429318	000000	0000000
RIVERCHASE PARTNERS LTD	1/1/2003	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	\$273,150	\$70,000	\$343,150	\$343,150
2023	\$268,222	\$70,000	\$338,222	\$338,222
2022	\$247,427	\$30,000	\$277,427	\$277,427
2021	\$185,000	\$30,000	\$215,000	\$215,000
2020	\$185,000	\$30,000	\$215,000	\$215,000

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.