

# Tarrant Appraisal District Property Information | PDF Account Number: 40349373

# Address: 1608 MONTE CARLO DR

City: MANSFIELD Georeference: 2181-5-13 Subdivision: BELLE MEADE ADDITION Neighborhood Code: 1M900F Latitude: 32.5839887972 Longitude: -97.1686472784 TAD Map: 2102-332 MAPSCO: TAR-123K





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

### PROPERTY DATA

# Legal Description: BELLE MEADE ADDITION Block 5 Lot 13

#### Jurisdictions:

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

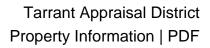
#### State Code: A

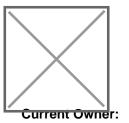
Year Built: 2005 Personal Property Account: N/A Agent: None Protest Deadline Date: 5/15/2025 Site Number: 40349373 Site Name: BELLE MEADE ADDITION-5-13 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size<sup>+++</sup>: 3,430 Percent Complete: 100% Land Sqft<sup>\*</sup>: 6,945 Land Acres<sup>\*</sup>: 0.1594 Pool: N

#### +++ Rounded.

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

# **OWNER INFORMATION**





PERKINS-BYRD DONNA M BYRD TENNYSON W

Primary Owner Address: 1608 MONTE CARLO DR MANSFIELD, TX 76063 Deed Date: 8/28/2015 Deed Volume: Deed Page: Instrument: D215200781

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ROTHWELL J;ROTHWELL MICHAEL	10/28/2005	D205337126	000000	0000000
FIRST TEXAS HOMES INC	3/23/2005	D205091362	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. Tarrant County Tax Office Account Information.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$409,349	\$70,000	\$479,349	\$417,776
2023	\$417,717	\$70,000	\$487,717	\$379,796
2022	\$370,214	\$30,000	\$400,214	\$345,269
2021	\$283,881	\$30,000	\$313,881	\$313,881
2020	\$302,040	\$30,000	\$332,040	\$308,015

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)
- HOMESTEAD DISABLED PERSON 11.13 (c)

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.