



Address: [2406 SIMPSON LN](#)
City: MANSFIELD
Georeference: 43807G-1-21
Subdivision: TRIPLE DIAMOND RANCH
Neighborhood Code: 1A030X

Latitude: 32.6020367772
Longitude: -97.1838766639
TAD Map: 2090-340
MAPSCO: TAR-109W



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

PROPERTY DATA

Legal Description: TRIPLE DIAMOND RANCH
Block 1 Lot 21

Jurisdictions:

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

State Code: A

Year Built: 2022

Personal Property Account: N/A

Agent: PROPERTY TAX PROTEST (00795)

Protest Deadline Date: 5/15/2025

Site Number: 800048230

Site Name: TRIPLE DIAMOND RANCH 1 21

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,234

Percent Complete: 100%

Land Sqft^{*}: 15,778

Land Acres^{*}: 0.3620

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:

GRIFFIN STEPHEN
GRIFFIN HEATHER

Primary Owner Address:

2406 SIMPSON LN
MANSFIELD, TX 76063

Deed Date: 1/6/2023

Deed Volume:

Deed Page:

Instrument: [D223003480](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BLOOMFIELD HOMES LP	8/3/2021	D221225585		

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	\$444,986	\$95,000	\$539,986	\$539,986
2023	\$459,665	\$95,000	\$554,665	\$554,665
2022	\$0	\$52,500	\$52,500	\$52,500
2021	\$0	\$10,000	\$10,000	\$10,000
2020	\$0	\$10,000	\$10,000	\$10,000

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

- 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.