



Address: [1003 FRANKLIN DR](#)
City: MANSFIELD
Georeference: 40861-1-6R
Subdivision: SUNSET CROSSING
Neighborhood Code: 1M090K

Latitude: 32.5792271706
Longitude: -97.0593606846
TAD Map: 2132-336
MAPSCO: TAR-126K



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

PROPERTY DATA

Legal Description: SUNSET CROSSING Block 1 Lot 6R

Jurisdictions:

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

State Code: A

Year Built: 2023

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 800063589

Site Name: SUNSET CROSSING Block 1 Lot 6

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,286

Percent Complete: 100%

Land Sqft^{*}: 7,739

Land Acres^{*}: 0.1777

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:

JAGNE YAHYA

Primary Owner Address:

2803 FELDING CT
MANSFIELD, TX 76063

Deed Date: 6/13/2024

Deed Volume:

Deed Page:

Instrument: [D224104618](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SCOTT SANDLIN HOMES LTD	10/25/2023	D223193601		
SUNSET CROSSING SF LTD	11/15/2021	D221334177		

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	\$38,242	\$100,000	\$138,242	\$138,242
2023	\$0	\$70,000	\$70,000	\$70,000
2022	\$0	\$70,000	\$70,000	\$70,000
0	\$0	\$0	\$0	\$0

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.