



## LOCATION

**Address:** [261 HOUSE RD](#)

**City:** MANSFIELD

**Georeference:** A 359-6

**Subdivision:** CALLENDER, SIDNEY S SURVEY

**Neighborhood Code:** 1A010V

**Latitude:** 32.5825901702

**Longitude:** -97.1462649071

**TAD Map:** 2108-332

**MAPSCO:** TAR-124J



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** CALLENDER, SIDNEY S  
SURVEY Abstract 359 Tract 6 & PART OF  
ABANDONED ROW 1.508 AC INTO SPLIT REF  
D22123791

**Jurisdictions:** **Site Number:** 03835359

CITY OF MANSFIELD (017)

**Site Name:** CALLENDER, SIDNEY S SURVEY Abstract 359 Tract 6 & PART OF ABANDO

TARRANT COUNTY (220)

**Site Class:** C1, Residential - Vacant Land

TARRANT COUNTY HOSPITAL (224)

TARRANT COUNTY COLLEGE (225)

**Parcels:** 1

**Approximate Size+++:** 0

**State Code:** C1 **Percent Complete:** 0%

**Year Built:** 0 **Land Sqft\*:** 21,432

**Personal Property Acres:** N/A **Land Acres:** 0.4920

**Agent:** None **Pool:** N

**Protest**

**Deadline Date:**

5/15/2025

+++ Rounded.

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

## OWNER INFORMATION

**Current Owner:**

RCM WATSON BRANCH PARTNERS LP

**Primary Owner Address:**

909 LAKE CAROLYN PKWY SUITE 150

IRVING, TX 75039

**Deed Date:** 8/5/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220192820](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
COLTART TIM	11/18/2016	<a href="#">D216273314</a>		
THE FLYING A GROUP LTD	6/30/1998	00133220000016	0013322	0000016
ALLEN WANDA	1/14/1998	00021620000099	0002162	0000099
ALLEN DON R;ALLEN WANDA A	11/29/1994	00118070000473	0011807	0000473
HUGGINS PEARLINE;HUGGINS W H	12/26/1985	00098620000694	0009862	0000694
HOUSE ROAD LTD #239	12/4/1985	00084130000495	0008413	0000495
HUGGINS W H	12/31/1900	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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$0	\$19,240	\$19,240	\$19,240
2023	\$0	\$19,240	\$19,240	\$19,240
2022	\$0	\$29,520	\$29,520	\$29,520
2021	\$59,634	\$80,000	\$139,634	\$139,634
2020	\$76,000	\$80,000	\$156,000	\$156,000

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.