

## LOCATION

**Address:** [7 SAMUEL LN](#)  
**City:** TARRANT COUNTY  
**Georeference:** A 325-6E02  
**Subdivision:** CARPENTER, SAMUEL S SURVEY  
**Neighborhood Code:** 1A010W

**Latitude:** 32.5516630062  
**Longitude:** -97.1874382099  
**TAD Map:** 2096-320  
**MAPSCO:** TAR-122Z



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** CARPENTER, SAMUEL S  
SURVEY Abstract 325 Tract 6E02

**Jurisdictions:**

TARRANT COUNTY (220)  
EMERGENCY SVCS DIST #1 (222)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
MANSFIELD ISD (908)

**State Code:** A

**Year Built:** 1992

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 06689760

**Site Name:** CARPENTER, SAMUEL S SURVEY-6E02

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,688

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 87,120

**Land Acres<sup>\*</sup>:** 2.0000

**Pool:** N

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**

FREDERICK LIVING TRUST

**Primary Owner Address:**

7 SAMUEL LN  
MANSFIELD, TX 76063

**Deed Date:** 10/11/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223107035](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FREDERICK ROBERT W	8/18/2021	<a href="#">D221242527</a>		
MARLAR FREDDIE D;MARLAR SHARON	4/1/1994	00115360000659	0011536	0000659

## 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	\$265,074	\$145,000	\$410,074	\$410,074
2023	\$227,524	\$135,000	\$362,524	\$362,524
2022	\$207,488	\$80,000	\$287,488	\$287,488
2021	\$187,118	\$80,000	\$267,118	\$226,584
2020	\$167,236	\$80,000	\$247,236	\$205,985

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

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- 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.