

## LOCATION

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**Address:** [2306 LANCELOT DR](#)

**City:** MANSFIELD

**Georeference:** 8454-1-4

**Subdivision:** COUNTRY CLUB ESTATES ADDN

**Neighborhood Code:** 1M070K

**Latitude:** 32.5947121186

**Longitude:** -97.1053184201

**TAD Map:** 2120-336

**MAPSCO:** TAR-125A



Google Map or type unknown

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

## PROPERTY DATA

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**Legal Description:** COUNTRY CLUB ESTATES  
ADDN Block 1 Lot 4

**Jurisdictions:**

CITY OF MANSFIELD (017)

TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224)

TARRANT COUNTY COLLEGE (225)

MANSFIELD ISD (908)

**State Code:** A

**Year Built:** 2000

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 07392753

**Site Name:** COUNTRY CLUB ESTATES ADDN-1-4

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,071

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 17,305

**Land Acres<sup>\*</sup>:** 0.3972

**Pool:** Y

<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

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**Current Owner:**

VALLES ROMAN

VALLES MARIA

**Primary Owner Address:**

2306 LANCELOT DR

MANSFIELD, TX 76063-3784

**Deed Date:** 1/5/2006

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D206014649](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MOLINA HILARIO	3/6/2002	00155390000493	0015539	0000493
NF REALTY GROWTH FUND LTD	12/22/2000	00146770000134	0014677	0000134
WOODHAVEN PARTNERS LTD	1/29/2000	00142190000048	0014219	0000048
RICHARD W FULLER LLC	1/28/2000	00142190000047	0014219	0000047
J DOUG MCCLURE CONST INC	1/1/1999	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	\$398,000	\$60,000	\$458,000	\$409,120
2023	\$394,000	\$60,000	\$454,000	\$371,927
2022	\$388,583	\$50,000	\$438,583	\$338,115
2021	\$257,377	\$50,000	\$307,377	\$307,377
2020	\$257,377	\$50,000	\$307,377	\$307,377

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.