

## LOCATION

**Address:** [7425 CABOT ESTATES DR](#)  
**City:** TARRANT COUNTY  
**Georeference:** 6078A-A-10  
**Subdivision:** CABOT ESTATES  
**Neighborhood Code:** 1A030P

**Latitude:** 32.5625589116  
**Longitude:** -97.2022946845  
**TAD Map:** 2090-324  
**MAPSCO:** TAR-122U



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** CABOT ESTATES Block A Lot 10

**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:** 2005

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 40540073

**Site Name:** CABOT ESTATES-A-10

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,858

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 55,321

**Land Acres<sup>\*</sup>:** 1.2700

**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:**

GARNER SHANTEL  
GARNER CHRISTOP

**Primary Owner Address:**

7425 CABOT ESTATES DR  
MANSFIELD, TX 76063-4625

**Deed Date:** 3/4/2005

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D205073221](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CABOT ESTATES LLC	3/3/2005	<a href="#">D206004737</a>	0000000	0000000
CABOT CAPITAL CORP TRUSTEE	1/1/2004	000000000000000	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	\$517,500	\$108,500	\$626,000	\$525,745
2023	\$534,020	\$105,800	\$639,820	\$477,950
2022	\$430,418	\$65,400	\$495,818	\$434,500
2021	\$329,600	\$65,400	\$395,000	\$395,000
2020	\$329,600	\$65,400	\$395,000	\$395,000

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.