

## LOCATION

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**Address:** [7216 HERITAGE OAKS DR](#)

**City:** TARRANT COUNTY

**Georeference:** 18523-2-1

**Subdivision:** HILLTOP RANCH

**Neighborhood Code:** 1A030J

**Latitude:** 32.5857359153

**Longitude:** -97.2078457067

**TAD Map:** 2090-332

**MAPSCO:** TAR-122F



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:** HILLTOP RANCH Block 2 Lot 1

**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:** 2009

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 40847381

**Site Name:** HILLTOP RANCH-2-1

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 4,867

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 91,040

**Land Acres<sup>\*</sup>:** 2.0900

**Pool:** Y

+++ Rounded.

\* 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:**

RASMUSSEN MICHAEL

RASMUSSEN LYNDIA

**Primary Owner Address:**

7216 HERITAGE OAKS DR  
MANSFIELD, TX 76063

**Deed Date:** 5/28/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219113288](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BRITTON BRIAN L;BRITTON STORMYE	2/28/2013	<a href="#">D213054659</a>	0000000	0000000
WILSON GLENDA	7/15/2008	<a href="#">D208290213</a>	0000000	0000000
THE OAK AT HILLTOP RANCH LTD	10/11/2006	<a href="#">D206337525</a>	0000000	0000000
BAILEY KENNETH;BAILEY PATRICIA	7/29/2005	<a href="#">D206284232</a>	0000000	0000000
OAKS AT HILLTOP RANCH LTD	1/1/2005	0000000000000000	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	\$774,346	\$149,500	\$923,846	\$923,846
2023	\$780,177	\$138,600	\$918,777	\$917,846
2022	\$869,938	\$81,800	\$951,738	\$834,405
2021	\$676,750	\$81,800	\$758,550	\$758,550
2020	\$684,673	\$81,800	\$766,473	\$766,473

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.