

## LOCATION

**Address:** [7016 HERITAGE OAKS DR](#)  
**City:** TARRANT COUNTY  
**Georeference:** 18523-2-9  
**Subdivision:** HILLTOP RANCH  
**Neighborhood Code:** 1A030J

**Latitude:** 32.5843424243  
**Longitude:** -97.2111106501  
**TAD Map:** 2084-332  
**MAPSCO:** TAR-122F



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** HILLTOP RANCH Block 2 Lot 9

**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:** 2008

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 40847489  
**Site Name:** HILLTOP RANCH-2-9  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 4,769  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 43,995  
**Land Acres<sup>\*</sup>:** 1.0100  
**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

**Current Owner:**

RYDER DEBRA M  
 BROFER R

**Primary Owner Address:**

7016 HERITAGE OAKS DR  
 MANSFIELD, TX 76063-3066

**Deed Date:** 10/8/2008  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D208395865](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SILVER NAIL CUSTOM HOMES INC	12/8/2006	<a href="#">D206401726</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	\$948,622	\$95,500	\$1,044,122	\$922,383
2023	\$889,338	\$95,400	\$984,738	\$838,530
2022	\$878,296	\$60,200	\$938,496	\$762,300
2021	\$712,473	\$60,200	\$772,673	\$693,000
2020	\$569,800	\$60,200	\$630,000	\$630,000

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.