

## LOCATION

**Address:** [7109 DIAMOND OAKS DR](#)  
**City:** TARRANT COUNTY  
**Georeference:** 18523-2-16  
**Subdivision:** HILLTOP RANCH  
**Neighborhood Code:** 1A030J

**Latitude:** 32.5839505859  
**Longitude:** -97.2096923468  
**TAD Map:** 2084-332  
**MAPSCO:** TAR-122K



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 16

**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:** 2010

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 40847551  
**Site Name:** HILLTOP RANCH-2-16  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 3,841  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 44,431  
**Land Acres<sup>\*</sup>:** 1.0200  
**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:**

FRANKLIN TRAVIS  
 FRANKLIN CHATA

**Primary Owner Address:**

7109 DIAMOND OAKS DR  
 MANSFIELD, TX 76063-3027

**Deed Date:** 1/30/2009  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D209028538](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
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	\$868,000	\$96,000	\$964,000	\$798,600
2023	\$865,200	\$95,800	\$961,000	\$726,000
2022	\$864,600	\$60,400	\$925,000	\$660,000
2021	\$539,600	\$60,400	\$600,000	\$600,000
2020	\$539,600	\$60,400	\$600,000	\$600,000

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

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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.