



**Latitude:** 32.6039224425  
**Longitude:** -97.1715219015  
**TAD Map:** 2096-340  
**MAPSCO:** TAR-109X



**City:**  
**Georeference:** A 997-4H  
**Subdivision:** MCDONALD, JAMES SURVEY  
**Neighborhood Code:** 1M200B

Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** MCDONALD, JAMES SURVEY  
Abstract 997 Tract 4H

**Jurisdictions:**  
CITY OF MANSFIELD (017)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
MANSFIELD ISD (908)

**State Code:** C1  
**Year Built:** 0  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 04016963  
**Site Name:** MCDONALD, JAMES SURVEY-4H  
**Site Class:** C1 - Residential - Vacant Land  
**Parcels:** 1  
**Approximate Size+++:** 0  
**Percent Complete:** 0%  
**Land Sqft\*:** 141,570  
**Land Acres\*:** 3.2500  
**Pool:** N

+++ Rounded.

\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**  
AGUILAR JUAN CARLOS AVILA  
GONZALEZ ANABEL  
**Primary Owner Address:**  
2509 NELSON WYATT RD  
MANSFIELD, TX 76063

**Deed Date:** 5/12/2022  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D222130884](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HUGHES J D;HUGHES LETHA SUE	9/12/2018	<a href="#">D218203656</a>		
HUGHES FAMILY TRUST	7/7/1998	00133210000211	0013321	0000211
HUGHES J D	12/31/1900	0000000000000000	0000000	0000000



## VALUES

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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
2023	\$0	\$108,750	\$108,750	\$108,750
2022	\$0	\$108,750	\$108,750	\$108,750
2021	\$0	\$105,625	\$105,625	\$105,625
2020	\$0	\$105,625	\$105,625	\$105,625
0	\$0	\$0	\$0	\$0

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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There are no exemptions for this property

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.