



**Address:** [2040 MCDONALD LN](#)  
**City:** MANSFIELD  
**Georeference:** A 997-6A18  
**Subdivision:** MCDONALD, JAMES SURVEY  
**Neighborhood Code:** 1A010V

**Latitude:** 32.5862540932  
**Longitude:** -97.1764404021  
**TAD Map:** 2096-332  
**MAPSCO:** TAR-123F



Google Map or type unknown

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

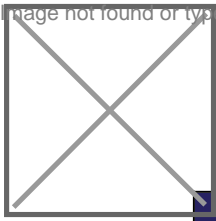
**PROPERTY DATA**

**Legal Description:** MCDONALD, JAMES SURVEY  
Abstract 997 Tract 6A18 1993 FLEETWOOD 16 X 76  
LB# TEX0472066 FESTIVAL  
**Jurisdictions:** **Site Number:** 04017544  
CITY OF MANSFIELD (017)  
**Site Name:** MCDONALD, JAMES SURVEY Abstract 997 Tract 6A18 1993 FLEETWOOD 16  
TARRANT COUNTY (220)  
**Site Class:** A2 - Residential - Mobile Home  
TARRANT COUNTY HOSPITAL (224)  
**Parcels:** 1  
TARRANT COUNTY COLLEGE (225)  
MANSFIELD ISD (000)  
**Approximate Size+++:** 1,216  
**State Code:** A **Percent Complete:** 100%  
**Year Built:** 1998 **Land Sqft:** 27,677  
**Personal Property Access:** N/A  
**Agent:** None **Pool:** N  
**Protest**  
**Deadline**  
**Date:** 5/24/2024

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

**OWNER INFORMATION**

**Current Owner:**  
BRYANT JOE II  
**Primary Owner Address:**  
2040 MCDONALD LN  
MANSFIELD, TX 76063  
**Deed Date:** 1/14/2022  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D222155153 CWD](#)



| Previous Owners    | Date       | Instrument                 | Deed Volume | Deed Page |
|--------------------|------------|----------------------------|-------------|-----------|
| BRISENO BEDER      | 5/29/2020  | <a href="#">D220124865</a> |             |           |
| GRAHAM M M JAKE    | 12/28/1988 | 00094760001989             | 0009476     | 0001989   |
| HARRIS NELLIE RHEA | 1/29/1981  | 000000000000000            | 0000000     | 0000000   |
| HARRIS H J         | 12/31/1900 | 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 | \$94,255           | \$33,300    | \$127,555    | \$127,555                    |
| 2024 | \$94,255           | \$33,300    | \$127,555    | \$127,555                    |
| 2023 | \$96,349           | \$33,300    | \$129,649    | \$129,649                    |
| 2022 | \$107,948          | \$38,400    | \$146,348    | \$146,348                    |
| 2021 | \$92,589           | \$64,000    | \$156,589    | \$156,589                    |
| 2020 | \$95,568           | \$64,000    | \$159,568    | \$159,568                    |

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

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.