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Address: [5540 NEWT PATTERSON RD](#)
City: TARRANT COUNTY
Georeference: A 997-13A
Subdivision: MCDONALD, JAMES SURVEY
Neighborhood Code: 1A010A

Latitude: 32.6005718605
Longitude: -97.1893559921
TAD Map: 2090-336
MAPSCO: TAR-122D



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

PROPERTY DATA

Legal Description: MCDONALD, JAMES SURVEY
Abstract 997 Tract 13A

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: 1970

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$287,224

Protest Deadline Date: 5/24/2024

Site Number: 04018265

Site Name: MCDONALD, JAMES SURVEY-13A

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,416

Percent Complete: 100%

Land Sqft^{*}: 87,120

Land Acres^{*}: 2.0000

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:

WILLIAMS THOMAS N

Primary Owner Address:

5540 NEWT PATTERSON RD
MANSFIELD, TX 76063-6149

Deed Date: 9/28/2010

Deed Volume: 0000000

Deed Page: 0000000

Instrument: 000000000000000

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|-------------------------------------|------------|----------------------------|-------------|-----------|
| WILLIAMS LENORA EST;WILLIAMS THOMAS | 5/17/2008 | D208406217 | 0000000 | 0000000 |
| WILLIAMS L L;WILLIAMS T N | 12/31/1900 | 00031520000518 | 0003152 | 0000518 |



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 ⁺ |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$142,224 | \$145,000 | \$287,224 | \$238,107 |
| 2024 | \$142,224 | \$145,000 | \$287,224 | \$216,461 |
| 2023 | \$144,824 | \$135,000 | \$279,824 | \$196,783 |
| 2022 | \$131,686 | \$80,000 | \$211,686 | \$178,894 |
| 2021 | \$100,878 | \$80,000 | \$180,878 | \$162,631 |
| 2020 | \$130,638 | \$80,000 | \$210,638 | \$147,846 |

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.