



**Address:** [7494 BENT TR](#)  
**City:** TARRANT COUNTY  
**Georeference:** 41407G-1-12  
**Subdivision:** TATE ADDITION  
**Neighborhood Code:** 1A010A

**Latitude:** 32.5872244164  
**Longitude:** -97.1995310278  
**TAD Map:** 2090-332  
**MAPSCO:** TAR-122G



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** TATE ADDITION Block 1 Lot 12

**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:** 1992

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$689,499

**Protest Deadline Date:** 5/24/2024

**Site Number:** 05402670

**Site Name:** TATE ADDITION-1-12

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,337

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 130,680

**Land Acres<sup>\*</sup>:** 3.0000

**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:**

THE DAVID RAY OWENS LIVING TRUST

**Primary Owner Address:**

7494 BENT TRL  
MANSFIELD, TX 76063

**Deed Date:** 3/18/2025

**Deed Volume:**

**Deed Page:**

**Instrument:** [D225045849](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OWENS DAVID RAY	7/26/2006	000000000000000	0000000	0000000
OWENS CONNIE;OWENS DAVID R	3/13/1998	00131290000156	0013129	0000156
KAHLER JULIE L;KAHLER NORRIS EMERY	3/26/1996	00123100001183	0012310	0001183
DAVIS BARBARA R;DAVIS JACKY D	11/1/1991	00104330001673	0010433	0001673
TATE BYRON PLEMENS;TATE GENEVA	12/10/1984	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	\$494,499	\$195,000	\$689,499	\$538,789
2024	\$494,499	\$195,000	\$689,499	\$489,808
2023	\$498,099	\$175,000	\$673,099	\$445,280
2022	\$485,000	\$100,000	\$585,000	\$404,800
2021	\$268,000	\$100,000	\$368,000	\$368,000
2020	\$268,000	\$100,000	\$368,000	\$368,000

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.