



Address: [7400 BENT TR](#)
City: TARRANT COUNTY
Georeference: 41407G-1-18
Subdivision: TATE ADDITION
Neighborhood Code: 1A010A

Latitude: 32.5848227372
Longitude: -97.2044908284
TAD Map: 2090-332
MAPSCO: TAR-122F



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 18 & 18A

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: 1985

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 05402735

Site Name: TATE ADDITION-1-18-20

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,359

Percent Complete: 100%

Land Sqft^{*}: 130,680

Land Acres^{*}: 3.0000

Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

CRUZ EDUARDO JAVIER
HERRERA-ALFARO ELIZABETH

Primary Owner Address:

7400 BENT TRL
MANSFIELD, TX 76063

Deed Date: 10/28/2021

Deed Volume:

Deed Page:

Instrument: [D221320613](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SOUTH CENTRAL INVESTMENT GROUP LLC	3/3/2020	D220067596		
GARDNER KIMBERLY D;GARDNER RODNEY B	8/15/2014	D214178595		
WILLNOW KIMBERLY;WILLNOW RANDALL T	5/20/1994	00116000002273	0011600	0002273
GUSTAFSON JAY M;GUSTAFSON VICKI L	7/29/1992	00107230001923	0010723	0001923
GUSTAFSON JAY M ETAL	8/1/1988	00093430002132	0009343	0002132
FIELDS GLEN D;FIELDS KATHERYN T	4/9/1987	00089040000156	0008904	0000156
TATE BYRON PLEMENS;TATE GENEVA	12/10/1984	00000000000000	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 ⁺
2025	\$407,933	\$195,000	\$602,933	\$602,933
2024	\$407,933	\$195,000	\$602,933	\$602,933
2023	\$409,866	\$175,000	\$584,866	\$584,866
2022	\$467,969	\$100,000	\$567,969	\$567,969
2021	\$315,576	\$100,000	\$415,576	\$415,576
2020	\$317,937	\$100,000	\$417,937	\$417,937

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.