



Address: [7470 BENT TR](#)
City: TARRANT COUNTY
Georeference: 41407G-1-14R
Subdivision: TATE ADDITION
Neighborhood Code: 1A010A

Latitude: 32.5866087199
Longitude: -97.2008694458
TAD Map: 2090-332
MAPSCO: TAR-122G



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

PROPERTY DATA

Legal Description: TATE ADDITION Block 1 Lot 14R

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: 2003

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$987,000

Protest Deadline Date: 5/24/2024

Site Number: 05907624

Site Name: TATE ADDITION-1-14R

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 5,065

Percent Complete: 100%

Land Sqft^{*}: 131,376

Land Acres^{*}: 3.0160

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:

SMITH DAREN

Primary Owner Address:

7470 BENT TRL
MANSFIELD, TX 76063

Deed Date: 4/22/2019

Deed Volume:

Deed Page:

Instrument: [D219083002](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BOWEN MICHAEL L;BOWEN PATRICIA J	6/4/2015	D215125372		
CHARLES DARIN	12/21/2012	D212313674	0000000	0000000
PULIS THOMAS V	8/28/2009	D209242133	0000000	0000000
ROJO ALONSO;ROJO HILDA P	10/4/2002	D202283874	0000000	0000000
HOLDER O B	3/22/1996	00123050002305	0012305	0002305
INCOME PROPERTIES LTD	8/31/1990	00100460000715	0010046	0000715
COLEMAN DONALD L	2/22/1989	00096220000024	0009622	0000024
WILKINS JERRY L	8/11/1987	00090340001372	0009034	0001372
COLEMAN DONALD;COLEMAN JUNE L	2/6/1986	00084480001922	0008448	0001922
TATE GENEVA	1/1/1985	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	\$716,780	\$176,220	\$893,000	\$819,896
2024	\$810,780	\$176,220	\$987,000	\$745,360
2023	\$941,645	\$158,076	\$1,099,721	\$677,600
2022	\$913,775	\$90,288	\$1,004,063	\$616,000
2021	\$469,712	\$90,288	\$560,000	\$560,000
2020	\$440,712	\$90,288	\$531,000	\$531,000

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)

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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.