



Address: [7458 BENT TR](#)
City: TARRANT COUNTY
Georeference: 41407G-1-16R
Subdivision: TATE ADDITION
Neighborhood Code: 1A010A

Latitude: 32.5854700725
Longitude: -97.2030954589
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 16R

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: 1989

Personal Property Account: N/A

Agent: THE RAY TAX GROUP LLC (01008)

Notice Sent Date: 4/15/2025

Notice Value: \$580,405

Protest Deadline Date: 5/24/2024

Site Number: 05907659

Site Name: TATE ADDITION-1-16R

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,722

Percent Complete: 100%

Land Sqft^{*}: 130,680

Land Acres^{*}: 3.0000

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:

ZAUTOON ALFRED
ZAUTOON LATRICIA

Primary Owner Address:

7458 BENT TR
MANSFIELD, TX 76063-3032

Deed Date: 10/30/1987

Deed Volume: 0009110

Deed Page: 0000904

Instrument: 00091100000904

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TATE GENEVA	1/1/1985	0000000000000000	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	\$331,385	\$167,500	\$498,885	\$498,885
2024	\$412,905	\$167,500	\$580,405	\$457,380
2023	\$382,768	\$147,500	\$530,268	\$415,800
2022	\$278,000	\$100,000	\$378,000	\$378,000
2021	\$278,000	\$100,000	\$378,000	\$378,000
2020	\$287,836	\$100,000	\$387,836	\$387,836

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.