



**Address:** [412 LANTERN RIDGE CT](#)  
**City:** MANSFIELD  
**Georeference:** 24753-2-35  
**Subdivision:** MANSFIELD COUNTRY ESTATES ADDN  
**Neighborhood Code:** 1M900B

**Latitude:** 32.5923502936  
**Longitude:** -97.1765360711  
**TAD Map:** 2096-336  
**MAPSCO:** TAR-123F



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** MANSFIELD COUNTRY  
ESTATES ADDN Block 2 Lot 35

**Jurisdictions:**

CITY OF MANSFIELD (017)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
MANSFIELD ISD (908)

**State Code:** A

**Year Built:** 1986

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$343,658

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

**Site Number:** 06056458

**Site Name:** MANSFIELD COUNTRY ESTATES ADDN-2-35

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,812

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 19,957

**Land Acres<sup>\*</sup>:** 0.4581

**Pool:** N

<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:**

BOSILLO CHRISTOPHER  
BOSILLO MONICA

**Primary Owner Address:**

412 LANTERN RIDGE CT  
MANSFIELD, TX 76063

**Deed Date:** 11/17/2014

**Deed Volume:**

**Deed Page:**

**Instrument:** [D214251774](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BASHAM NATHAN;BASHAM TERRI	8/13/1999	00139730000237	0013973	0000237
CRAWFORD KENNETH M;CRAWFORD MARY	10/17/1986	00087200001547	0008720	0001547
D & T HOME BUILDERS INC	1/1/1986	00086200000793	0008620	0000793

## 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	\$300,138	\$43,520	\$343,658	\$314,050
2024	\$300,138	\$43,520	\$343,658	\$285,500
2023	\$302,578	\$43,520	\$346,098	\$259,545
2022	\$264,392	\$27,486	\$291,878	\$235,950
2021	\$227,989	\$27,486	\$255,475	\$214,500
2020	\$167,514	\$27,486	\$195,000	\$195,000

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.