



Address: [4 SANDY CT](#)
City: MANSFIELD
Georeference: 32624-1-13
Subdivision: PLEASANT ACRES (MANSFIELD)
Neighborhood Code: 1M080B

Latitude: 32.5975769883
Longitude: -97.1388075775
TAD Map: 2108-336
MAPSCO: TAR-124B



Google Map or type unknown

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

PROPERTY DATA

Legal Description: PLEASANT ACRES
(MANSFIELD) Block 1 Lot 13
Jurisdictions:
CITY OF MANSFIELD (017)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
MANSFIELD ISD (908)
State Code: A
Year Built: 1994
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 06639275
Site Name: PLEASANT ACRES (MANSFIELD)-1-13
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,776
Percent Complete: 100%
Land Sqft^{*}: 14,919
Land Acres^{*}: 0.3425
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:
EVANS YVONNE
EVANS TROY
Primary Owner Address:
4 SANDY CT
MANSFIELD, TX 76063

Deed Date: 6/28/2022
Deed Volume:
Deed Page:
Instrument: [D222165750](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PV DALLAS REAL INVESTMENTS LLC;TEXAS INTERGRITY HOMES LLC	4/3/2022	D222095246		
CAIN SANDRA M	11/15/2016	D216275372		
GOOD SANDRA MAE CAIN	12/31/2007	D207461194	0000000	0000000
CAIN JOANN;CAIN VESTER L	4/3/2003	00166320000318	0016632	0000318
BEAN ETAL;BEAN SANDRA MAE CAIN	5/16/1995	00119750000579	0011975	0000579
BEAN SANDRA MAE CAIN	9/12/1994	00118090000102	0011809	0000102
CAIN V LEE	1/1/1993	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	\$314,558	\$68,500	\$383,058	\$383,058
2024	\$314,558	\$68,500	\$383,058	\$383,058
2023	\$337,476	\$47,950	\$385,426	\$385,426
2022	\$135,686	\$22,262	\$157,948	\$157,948
2021	\$136,707	\$22,262	\$158,969	\$158,969
2020	\$137,727	\$22,262	\$159,989	\$159,989

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.