



**Address:** [509 BENT TREE LN](#)  
**City:** HASLET  
**Georeference:** 1168H-4-26  
**Subdivision:** ASHMORE FARMS ADDN PHASE 1 & 2  
**Neighborhood Code:** 2Z200B

**Latitude:** 32.9514805376  
**Longitude:** -97.3565073968  
**TAD Map:** 2042-464  
**MAPSCO:** TAR-020B



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** ASHMORE FARMS ADDN  
PHASE 1 & 2 Block 4 Lot 26

**Jurisdictions:**

CITY OF HASLET (034)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
NORTHWEST ISD (911)

**State Code:** A

**Year Built:** 2002

**Personal Property Account:** N/A

**Agent:** TARRANT PROPERTY TAX SERVICE (0065) Y

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

**Notice Value:** \$695,000

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

**Site Number:** 07331541

**Site Name:** ASHMORE FARMS ADDN PHASE 1 & 2-4-26

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,399

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 74,800

**Land Acres<sup>\*</sup>:** 1.7171

<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:**

MAINQUIST JASON  
MAINQUIST AMBER

**Primary Owner Address:**

509 BENT TREE LN  
HASLET, TX 76052

**Deed Date:** 7/15/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216160084](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DAY-VANDERWALKER ERIN K;VANDERWALKER PATRICK	6/17/2005	<a href="#">D205178417</a>	0000000	0000000
FLETCHER RACHELLE L	11/8/2002	00161310000062	0016131	0000062
BAILEE CUSTOM HOMES INC	6/21/2002	00157830000059	0015783	0000059
ASHMORE FARMS LTD	1/1/1999	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 <sup>+</sup>
2025	\$397,000	\$195,000	\$592,000	\$592,000
2024	\$500,000	\$195,000	\$695,000	\$651,658
2023	\$635,171	\$150,000	\$785,171	\$592,416
2022	\$433,139	\$150,000	\$583,139	\$538,560
2021	\$339,600	\$150,000	\$489,600	\$489,600
2020	\$339,600	\$150,000	\$489,600	\$489,600

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.