



Address: [4008 WILDBRIAR LN](#)
City: MANSFIELD
Georeference: 24368-2-18
Subdivision: LOWE'S FARM ADDITION
Neighborhood Code: 1M090B

Latitude: 32.581354382
Longitude: -97.0721325153
TAD Map: 2126-332
MAPSCO: TAR-126J



Google Map or type unknown

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

PROPERTY DATA

Legal Description: LOWE'S FARM ADDITION Block
2 Lot 18

Jurisdictions:

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

State Code: A

Year Built: 2004

Personal Property Account: N/A

Agent: None

Notice Sent Date: 5/1/2025

Notice Value: \$358,046

Protest Deadline Date: 5/24/2024

Site Number: 07919573

Site Name: LOWE'S FARM ADDITION-2-18

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,902

Percent Complete: 100%

Land Sqft^{*}: 8,231

Land Acres^{*}: 0.1889

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:

PATTERSON FRANCES A

Primary Owner Address:

4008 WILDBRIAR LN
MANSFIELD, TX 76063-6758

Deed Date: 4/10/2007

Deed Volume: 00000000

Deed Page: 00000000

Instrument: [D207127217](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DYESS JOHN;DYESS MARILYN	8/2/2004	D204242187	0000000	0000000
CONTINENTAL HOMES OF TEXAS LP	10/3/2002	00160320000191	0016032	0000191
LOWE'S FARM PRTNRS #1 LTD	1/1/2001	000000000000000	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	\$288,046	\$70,000	\$358,046	\$358,046
2024	\$288,046	\$70,000	\$358,046	\$350,370
2023	\$310,679	\$70,000	\$380,679	\$318,518
2022	\$229,562	\$60,000	\$289,562	\$289,562
2021	\$206,325	\$60,000	\$266,325	\$266,325
2020	\$198,670	\$60,000	\$258,670	\$258,670

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.