07-18-2025

Account Number: 40033449

Address: 416 LONESOME STAR TR

City: TARRANT COUNTY Georeference: 24196-4-25 Subdivision: LONESOME DOVE ESTATES-COUNTY Neighborhood Code: 2Z200C

Latitude: 32.9437348666 Longitude: -97.3672275747 **TAD Map:** 2036-464 MAPSCO: TAR-020E

Geoglet Mapd or type unknown

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

PROPERTY DATA

Legal Description: LONESOME DOVE ESTATES-COUNTY Block 4 Lot 25 Jurisdictions: **TARRANT COUNTY (220)** EMERGENCY SVCS DIST #1 (222) **TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225)** NORTHWEST ISD (911) State Code: A Year Built: 2002 Personal Property Account: N/A Agent: None Protest Deadline Date: 5/24/2024

Site Number: 40033449 Site Name: LONESOME DOVE ESTATES-COUNTY-4-25 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size+++: 3,132 Percent Complete: 100% Land Sqft*: 43,996 Land Acres^{*}: 1.0100 Pool: N

+++ Rounded.

* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

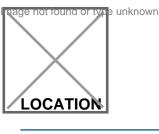
OWNER INFORMATION

Current Owner: MANTYH CASEY P MANTYH KRISTAL H

Primary Owner Address: 416 LONESOME STAR TRL HASLET, TX 76052

Deed Date: 9/30/2022 **Deed Volume: Deed Page:** Instrument: D222240008





Previous Owners	Date	Instrument	Deed Volume	Deed Page
GREEN RONAL W	1/12/2017	D217009957		
POPP AUDRA T;POPP ROBERT R	11/16/2009	D209307032	000000	0000000
WEND BRIAN T	1/10/2003	00163030000372	0016303	0000372
BENT CREEK CUSTOM HOMES	9/3/2002	00159560000052	0015956	0000052
LONESOME DOVE DEVELOPMENT LTD	1/1/2002	000000000000000000000000000000000000000	000000	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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$475,877	\$125,000	\$600,877	\$600,877
2024	\$475,877	\$125,000	\$600,877	\$600,877
2023	\$544,208	\$110,000	\$654,208	\$654,208
2022	\$384,776	\$90,000	\$474,776	\$471,900
2021	\$390,617	\$90,000	\$480,617	\$429,000
2020	\$300,000	\$90,000	\$390,000	\$390,000

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.