

# Tarrant Appraisal District Property Information | PDF Account Number: 40109461

### Address: 103 DEER CT

City: MANSFIELD Georeference: 42438D-3-36 Subdivision: TRAILS, THE Neighborhood Code: 1M080E

GoogletMapd or type unknown

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

## PROPERTY DATA

Legal Description: TRAILS, THE Block 3 Lot 36 Jurisdictions: CITY OF MANSFIELD (017) TARRANT COUNTY (220) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) MANSFIELD ISD (908) State Code: A Year Built: 2003 Personal Property Account: N/A Agent: None Protest Deadline Date: 5/24/2024 Latitude: 32.6003191423 Longitude: -97.1394501965 TAD Map: 2108-336 MAPSCO: TAR-124B



Site Number: 40109461 Site Name: TRAILS, THE-3-36 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size<sup>+++</sup>: 2,399 Percent Complete: 100% Land Sqft<sup>\*</sup>: 7,800 Land Acres<sup>\*</sup>: 0.1790 Pool: N

#### +++ Rounded.

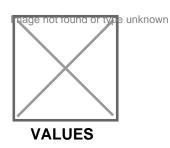
\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

### **OWNER INFORMATION**

Current Owner: QUATRINI DON QUATRINI LOUISE Primary Owner Address: 103 DEER CT MANSFIELD, TX 76063-8405

Deed Date: 6/28/2007 Deed Volume: 0000000 Deed Page: 0000000 Instrument: D207241194

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CULL LEZLEY D'ANNE	3/3/2004	D204071484	000000	0000000
CONTINENTAL HOMES OF TEXAS LP	8/6/2003	D203357753	000000	0000000
MANSFIELD TRAILS LTD	1/1/2002	000000000000000000000000000000000000000	0000000	0000000



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	\$322,246	\$65,000	\$387,246	\$387,246
2024	\$322,246	\$65,000	\$387,246	\$387,246
2023	\$336,232	\$65,000	\$401,232	\$362,234
2022	\$287,837	\$55,000	\$342,837	\$329,304
2021	\$246,958	\$55,000	\$301,958	\$299,367
2020	\$217,152	\$55,000	\$272,152	\$272,152

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.