



Address: [300 RANCH TR](#)
City: MANSFIELD
Georeference: 42438D-1-1
Subdivision: TRAILS, THE
Neighborhood Code: 1M080E

Latitude: 32.5984441108
Longitude: -97.1353948462
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: TRAILS, THE Block 1 Lot 1

Jurisdictions:

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

State Code: A

Year Built: 2005

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 40169901
Site Name: TRAILS, THE-1-1
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,580
Percent Complete: 100%
Land Sqft^{*}: 13,354
Land Acres^{*}: 0.3065
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:

BRADFORD BRANDI E

Primary Owner Address:

303 RANCH TR
MANSFIELD, TX 76063

Deed Date: 7/15/2016
Deed Volume:
Deed Page:
Instrument: [D216162809](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
VORPAHL CHRISTINA;VORPAHL ROBERT	7/1/2005	D205200927	0000000	0000000
MCMILLAN CHAD;MCMILLAN JENNIFER	12/22/2004	D204400865	0000000	0000000
CONTINENTAL HOMES OF TEXAS LP	7/9/2004	D204218075	0000000	0000000
MANSFIELD TRAILS LTD	1/1/2002	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	\$346,478	\$65,000	\$411,478	\$411,478
2024	\$346,478	\$65,000	\$411,478	\$411,478
2023	\$361,515	\$65,000	\$426,515	\$426,515
2022	\$309,402	\$55,000	\$364,402	\$364,402
2021	\$265,383	\$55,000	\$320,383	\$320,383
2020	\$233,287	\$55,000	\$288,287	\$288,287

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

There are no exemptions for this property

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.