



Address: [302 RANCH TR](#)
City: MANSFIELD
Georeference: 42438D-1-2
Subdivision: TRAILS, THE
Neighborhood Code: 1M080E

Latitude: 32.5985647651
Longitude: -97.1351823168
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 2

Jurisdictions:

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

State Code: A

Year Built: 2006

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 40169928

Site Name: TRAILS, THE-1-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,289

Percent Complete: 100%

Land Sqft^{*}: 9,092

Land Acres^{*}: 0.2087

Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

BAUER PHILLIP

BAUER ELIZABETH

Primary Owner Address:

302 RANCH TRL
MANSFIELD, TX 76063

Deed Date: 8/2/2018

Deed Volume:

Deed Page:

Instrument: [D218172593](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ROWCKWELL JEFFRY H;ROWCKWELL PAULA A	3/21/2014	D214056326	0000000	0000000
GRAY ELIZABETH;GRAY PATRICK	10/19/2011	D211254328	0000000	0000000
FEDERAL NATIONAL MORTGAGE ASSC	6/7/2011	D211140894	0000000	0000000
CARRANZA CLAUDIA;CARRANZA WALTER	9/18/2006	D206297268	0000000	0000000
MERCEDES HOMES OF TEXAS LTD	12/2/2005	D206229402	0000000	0000000
MANSFIELD TRAILS LTD	1/1/2002	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	\$342,737	\$65,000	\$407,737	\$407,737
2024	\$342,737	\$65,000	\$407,737	\$407,737
2023	\$356,703	\$65,000	\$421,703	\$382,795
2022	\$303,295	\$55,000	\$358,295	\$347,995
2021	\$262,410	\$55,000	\$317,410	\$316,359
2020	\$232,599	\$55,000	\$287,599	\$287,599

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.