



**Address:** [2602 HARDWOOD TR](#)  
**City:** MANSFIELD  
**Georeference:** 42438D-1-20  
**Subdivision:** TRAILS, THE  
**Neighborhood Code:** 1M080E

**Latitude:** 32.6010132457  
**Longitude:** -97.1343480628  
**TAD Map:** 2108-340  
**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 20

**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:** CHANDLER CROUCH (11730)

**Protest Deadline Date:** 5/24/2024

**Site Number:** 40170128  
**Site Name:** TRAILS, THE-1-20  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 3,174  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 12,807  
**Land Acres<sup>\*</sup>:** 0.2940  
**Pool:** Y

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**

TREVINO VICTOR  
GONZALEZ EDITH Y

**Primary Owner Address:**

2602 HARDWOOD TR  
MANSFIELD, TX 76063

**Deed Date:** 5/23/2017  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D217125395](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PIERSON KACEY	7/20/2005	<a href="#">D205231071</a>	0000000	0000000
MERCEDES HOMES OF TEXAS LTD	1/18/2005	<a href="#">D205084556</a>	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 <sup>+</sup>
2025	\$378,540	\$65,000	\$443,540	\$443,540
2024	\$378,540	\$65,000	\$443,540	\$443,540
2023	\$432,243	\$65,000	\$497,243	\$436,207
2022	\$364,349	\$55,000	\$419,349	\$396,552
2021	\$305,502	\$55,000	\$360,502	\$360,502
2020	\$278,000	\$55,000	\$333,000	\$333,000

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.