



Address: [2610 HARDWOOD TR](#)
City: MANSFIELD
Georeference: 42438D-1-24
Subdivision: TRAILS, THE
Neighborhood Code: 1M080E

Latitude: 32.6017628721
Longitude: -97.134249776
TAD Map: 2108-340
MAPSCO: TAR-110X



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 24

Jurisdictions:

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

State Code: A

Year Built: 2004

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$349,414

Protest Deadline Date: 5/24/2024

Site Number: 40170160

Site Name: TRAILS, THE-1-24

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,785

Percent Complete: 100%

Land Sqft^{*}: 6,662

Land Acres^{*}: 0.1529

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:

SINCLAIR DANIEL GREGORY
IVOVIC IVANA

Primary Owner Address:

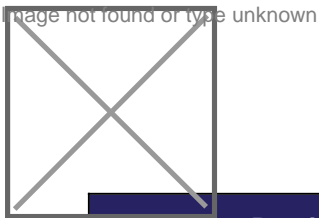
2610 HARDWOOD TRL
MANSFIELD, TX 76063

Deed Date: 4/26/2024

Deed Volume:

Deed Page:

Instrument: [D224072239](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
IVOVIC TOMKA	2/13/2017	D217036555		
WALLACE DOLORES;WALLACE MARLIN	7/29/2005	D205225318	0000000	0000000
CONTINENTAL HOMES OF TEXAS LP	2/25/2004	D204111801	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	\$284,414	\$65,000	\$349,414	\$349,414
2024	\$284,414	\$65,000	\$349,414	\$349,414
2023	\$296,697	\$65,000	\$361,697	\$361,697
2022	\$254,193	\$55,000	\$309,193	\$309,193
2021	\$189,000	\$55,000	\$244,000	\$244,000
2020	\$192,118	\$55,000	\$247,118	\$247,118

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.