



Address: [2416 BENT TR](#)
City: MANSFIELD
Georeference: 42438D-3-11
Subdivision: TRAILS, THE
Neighborhood Code: 1M080E

Latitude: 32.5996484462
Longitude: -97.1363295158
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 3 Lot 11

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

Site Number: 40170454

Site Name: TRAILS, THE-3-11

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,340

Percent Complete: 100%

Land Sqft^{*}: 11,115

Land Acres^{*}: 0.2551

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:

OWEN RICHARD W III
PATTERSON KRISTIE M

Primary Owner Address:

2416 BENT TRL
MANSFIELD, TX 76063

Deed Date: 5/20/2022

Deed Volume:

Deed Page:

Instrument: [D222131956](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|------------------------------|-----------|----------------------------|-------------|-----------|
| HICKS JIMMIE H II | 5/23/2008 | D208226621 | 0000000 | 0000000 |
| BANK OF NEW YORK TRUST CO NA | 2/10/2008 | D208047905 | 0000000 | 0000000 |
| FISHER MATTHEW | 6/7/2004 | D204185054 | 0000000 | 0000000 |
| CONTINENTAL HOMES OF TX LP | 1/14/2003 | 00163300000317 | 0016330 | 0000317 |
| 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 | \$427,892 | \$65,000 | \$492,892 | \$492,892 |
| 2024 | \$427,892 | \$65,000 | \$492,892 | \$492,892 |
| 2023 | \$446,580 | \$65,000 | \$511,580 | \$511,580 |
| 2022 | \$353,369 | \$55,000 | \$408,369 | \$408,369 |
| 2021 | \$327,162 | \$55,000 | \$382,162 | \$376,514 |
| 2020 | \$287,285 | \$55,000 | \$342,285 | \$342,285 |

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

- DISABLED VET 70 to 99 PCT 11.22
- DISABLED VET 100 PCT 11.131 - T&P

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.