



**Address:** [2086 GERTIE BARRETT RD](#)  
**City:** MANSFIELD  
**Georeference:** 31317--2  
**Subdivision:** OWEN ADDITION - MANSFIELD  
**Neighborhood Code:** 1A010V

**Latitude:** 32.5942739444  
**Longitude:** -97.1703928064  
**TAD Map:** 2096-336  
**MAPSCO:** TAR-123B



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** OWEN ADDITION - MANSFIELD  
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:** 1990

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$239,636

**Protest Deadline Date:** 5/15/2025

**Site Number:** 40335518  
**Site Name:** OWEN ADDITION - MANSFIELD-2  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,269  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 12,675  
**Land Acres<sup>\*</sup>:** 0.2910  
**Pool:** N

<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:**

BENOIT MATT JOHN  
BENOIT CRYSTAL

**Primary Owner Address:**

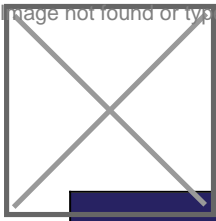
2806 GERTIE BARRETT RD  
MANSFIELD, TX 76063

**Deed Date:** 11/27/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218261066](#)



| Previous Owners                   | Date      | Instrument                 | Deed Volume | Deed Page |
|-----------------------------------|-----------|----------------------------|-------------|-----------|
| READ JERRIE;READ LYNDON WHISENANT | 7/31/2003 | <a href="#">D203456570</a> | 0000000     | 0000000   |
| NEW LIFE CORP OF AMERICA          | 7/31/2003 | <a href="#">D203456569</a> | 0000000     | 0000000   |
| OWEN RICHARD G                    | 1/1/2003  | 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 <sup>+</sup> |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$207,355          | \$27,645    | \$235,000    | \$222,982                    |
| 2024 | \$211,991          | \$27,645    | \$239,636    | \$202,711                    |
| 2023 | \$213,660          | \$27,645    | \$241,305    | \$184,283                    |
| 2022 | \$180,570          | \$17,460    | \$198,030    | \$167,530                    |
| 2021 | \$134,840          | \$17,460    | \$152,300    | \$152,300                    |
| 2020 | \$135,878          | \$17,460    | \$153,338    | \$153,338                    |

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.