



**Address:** [5204 COOL RIVER CT](#)  
**City:** MANSFIELD  
**Georeference:** 39922-2-23  
**Subdivision:** SPRING LAKE ESTATES  
**Neighborhood Code:** 1M600E

**Latitude:** 32.5588671233  
**Longitude:** -97.0550783408  
**TAD Map:** 2132-324  
**MAPSCO:** TAR-126X



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** SPRING LAKE ESTATES Block  
2 Lot 23

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2010

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$589,891

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

**Site Number:** 41427297

**Site Name:** SPRING LAKE ESTATES-2-23

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,779

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,982

**Land Acres<sup>\*</sup>:** 0.2291

**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:**

SANCHEZ REYNA  
SANCHEZ ISRAEL

**Primary Owner Address:**

5204 COOL RIVER CT  
MANSFIELD, TX 76063

**Deed Date:** 10/14/2015

**Deed Volume:**

**Deed Page:**

**Instrument:** [D215235253](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MANGUS TRACY	8/25/2011	<a href="#">D211208015</a>	0000000	0000000
FIRST TEXAS HOMES INC	1/1/2008	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	\$504,891	\$85,000	\$589,891	\$589,891
2024	\$504,891	\$85,000	\$589,891	\$584,170
2023	\$550,252	\$85,000	\$635,252	\$531,064
2022	\$405,358	\$85,000	\$490,358	\$482,785
2021	\$353,895	\$85,000	\$438,895	\$438,895
2020	\$355,423	\$85,000	\$440,423	\$440,423

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.