



**Address:** [4507 GREAT PLAINS CT](#)  
**City:** MANSFIELD  
**Georeference:** 3123M-1-22  
**Subdivision:** BOWER RANCH ADDITION  
**Neighborhood Code:** 1M090H

**Latitude:** 32.5696800727  
**Longitude:** -97.0627689854  
**TAD Map:**  
**MAPSCO:** TAR-126P



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** BOWER RANCH ADDITION  
Block 1 Lot 22 PER PLAT D214044964

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

**State Code:** A  
**Year Built:** 2016  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$823,565  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 141710053  
**Site Name:** BOWER RANCH ADDITION Block 1 Lot 22  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 4,120  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 11,510  
**Land Acres<sup>\*</sup>:** 0.2640  
**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:**  
LAM THANH  
THAI NHI  
**Primary Owner Address:**  
4507 GREAT PLAINS CT  
MANSFIELD, TX 76063

**Deed Date:** 2/29/2024  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D224035623](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HALL JOHN GLENN;PARKER LA TRINA DENISE	3/11/2022	<a href="#">D222067142</a>		
FLEMING-JOHNSON BERYL D;JOHNSON TRACY L	7/21/2016	<a href="#">D216164357</a>		
GRAND HOMES 2014 LP	8/22/2014	<a href="#">D214194795</a>		
MANSFIELD DEVELOPMENT LLC	1/1/2014	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	\$645,000	\$110,000	\$755,000	\$755,000
2024	\$713,565	\$110,000	\$823,565	\$823,565
2023	\$664,050	\$110,000	\$774,050	\$774,050
2022	\$561,003	\$85,000	\$646,003	\$580,881
2021	\$443,074	\$85,000	\$528,074	\$528,074
2020	\$411,526	\$85,000	\$496,526	\$496,526

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.