



**Address:** [4508 BLUE GRASS CT](#)  
**City:** MANSFIELD  
**Georeference:** 3123M-1-23  
**Subdivision:** BOWER RANCH ADDITION  
**Neighborhood Code:** 1M090H

**Latitude:** 32.569998602  
**Longitude:** -97.0624756749  
**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 23 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:** CHANDLER CROUCH (11730)

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

**Notice Value:** \$788,732

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

**Site Number:** 141710061

**Site Name:** BOWER RANCH ADDITION Block 1 Lot 23

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 4,532

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 13,441

**Land Acres<sup>\*</sup>:** 0.3080

**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:**

DAO HUY  
PHAM KIM

**Primary Owner Address:**

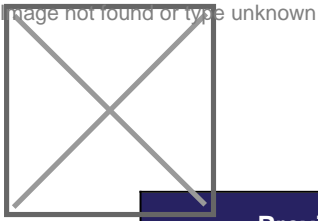
4508 BLUE GRASS CT  
MANSFIELD, TX 76063

**Deed Date:** 4/6/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217082795](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
GRAND HOMES 2014 L.P.	4/4/2016	<a href="#">D216070741</a>		
MANSFIELD DEVELOPMENT LLC	1/1/2014	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	\$678,732	\$110,000	\$788,732	\$777,454
2024	\$678,732	\$110,000	\$788,732	\$706,776
2023	\$639,477	\$110,000	\$749,477	\$642,524
2022	\$562,856	\$85,000	\$647,856	\$559,900
2021	\$424,000	\$85,000	\$509,000	\$509,000
2020	\$424,000	\$85,000	\$509,000	\$509,000

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.