



**Address:** [4504 BLUE GRASS CT](#)  
**City:** MANSFIELD  
**Georeference:** 3123M-1-25  
**Subdivision:** BOWER RANCH ADDITION  
**Neighborhood Code:** 1M090H

**Latitude:** 32.5703715587  
**Longitude:** -97.062918468  
**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 25 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:** 2017

**Personal Property Account:** N/A

**Agent:** OOWNWELL INC (12140)

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

**Site Number:** 141710096

**Site Name:** BOWER RANCH ADDITION Block 1 Lot 25

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,814

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 13,894

**Land Acres<sup>\*</sup>:** 0.3180

**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:**

HPA TEXAS SUB 2018-1 ML LLC

**Primary Owner Address:**

120 S RIVERSIDE PLZ STE 2000  
CHICAGO, IL 60606

**Deed Date:** 9/27/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218219361](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HP TEXAS I LLC	4/19/2018	<a href="#">D218085275</a>		
WAGNER MANDI;WAGNER MARK	6/12/2017	<a href="#">D217144859</a>		
GRAND HOMES 2014 LP	8/28/2015	<a href="#">D215201833</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	\$452,182	\$110,000	\$562,182	\$562,182
2024	\$567,000	\$110,000	\$677,000	\$677,000
2023	\$548,187	\$110,000	\$658,187	\$658,187
2022	\$479,868	\$85,000	\$564,868	\$564,868
2021	\$362,315	\$85,000	\$447,315	\$447,315
2020	\$362,315	\$85,000	\$447,315	\$447,315

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.