



Address: [709 SAN YSIDRO TR](#)
City: MANSFIELD
Georeference: 3123M-6-22
Subdivision: BOWER RANCH ADDITION
Neighborhood Code: 1M090H

Latitude: 32.5712070839
Longitude: -97.0610897911
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 6 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: 2014
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$814,790
Protest Deadline Date: 5/24/2024

Site Number: 141710665
Site Name: BOWER RANCH ADDITION Block 6 Lot 22
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 4,347
Percent Complete: 100%
Land Sqft^{*}: 11,438
Land Acres^{*}: 0.2620
Pool: N

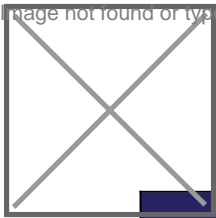
⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
FENIZA ALDRIN P
FENIZA ELAINE T
Primary Owner Address:
709 SAN YSIDRO TRL
MANSFIELD, TX 76063

Deed Date: 7/30/2015
Deed Volume:
Deed Page:
Instrument: [D215170336](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
FIRST TEXAS HOMES INC	8/7/2014	D214172115		
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 ⁺
2025	\$704,790	\$110,000	\$814,790	\$768,804
2024	\$704,790	\$110,000	\$814,790	\$698,913
2023	\$655,294	\$110,000	\$765,294	\$635,375
2022	\$560,735	\$85,000	\$645,735	\$577,614
2021	\$440,104	\$85,000	\$525,104	\$525,104
2020	\$412,254	\$85,000	\$497,254	\$497,254

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.