



**Address:** [400 SIERRA AVE](#)  
**City:** MANSFIELD  
**Georeference:** 3123M-7-2  
**Subdivision:** BOWER RANCH ADDITION  
**Neighborhood Code:** 1M090H

**Latitude:** 32.5686940543  
**Longitude:** -97.063029659  
**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 7 Lot 2 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:** 2015

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$774,404

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

**Site Number:** 141710703

**Site Name:** BOWER RANCH ADDITION Block 7 Lot 2

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,942

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,173

**Land Acres<sup>\*</sup>:** 0.2330

**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:**

MCCARTIN JAY  
MCCARTIN LILIA

**Primary Owner Address:**

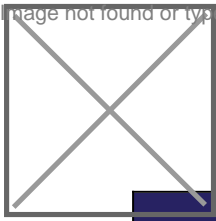
400 SIERRA AVE  
MANSFIELD, TX 76063

**Deed Date:** 7/7/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216152444](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
FIRST TEXAS HOMES INC	12/8/2014	<a href="#">D215207364</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	\$553,916	\$110,000	\$663,916	\$663,916
2024	\$664,404	\$110,000	\$774,404	\$618,915
2023	\$529,000	\$110,000	\$639,000	\$562,650
2022	\$522,023	\$85,000	\$607,023	\$511,500
2021	\$380,000	\$85,000	\$465,000	\$465,000
2020	\$384,648	\$85,000	\$469,648	\$469,648

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.