



**Address:** [4601 GREAT PLAINS WAY](#)  
**City:** MANSFIELD  
**Georeference:** 3123M-9-25  
**Subdivision:** BOWER RANCH ADDITION  
**Neighborhood Code:** 1M090H

**Latitude:** 32.5689365773  
**Longitude:** -97.0616904118  
**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 9 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:** 2015

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$810,524

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

**Site Number:** 141710878

**Site Name:** BOWER RANCH ADDITION Block 9 Lot 25

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 4,301

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,321

**Land Acres<sup>\*</sup>:** 0.2360

**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:**

SPEER WESLEY  
SPEER MEGAN BROOKE

**Primary Owner Address:**  
4601 GREAT PLAINS WAY  
MANSFIELD, TX 76063

**Deed Date:** 4/4/2025

**Deed Volume:**

**Deed Page:**

**Instrument:** [D225059434](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PURCHASING FUND 2023-2 LLC	9/23/2024	<a href="#">D224169768</a>		
DAVIE DAVID W;DAVIE YILKA V	2/25/2016	<a href="#">D216040681</a>		
FIRST TEXAS HOMES INC	4/1/2015	<a href="#">D215067345</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	\$700,524	\$110,000	\$810,524	\$810,524
2024	\$700,524	\$110,000	\$810,524	\$685,922
2023	\$649,160	\$110,000	\$759,160	\$623,565
2022	\$552,653	\$85,000	\$637,653	\$566,877
2021	\$430,343	\$85,000	\$515,343	\$515,343
2020	\$397,607	\$85,000	\$482,607	\$482,607

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.