



Address: [2201 BENT CREEK CT](#)
City: MANSFIELD
Georeference: 13960D-1-48
Subdivision: FIVE OAKS CROSSING ADDN
Neighborhood Code: 1M070M

Latitude: 32.6082729511
Longitude: -97.1030092859
TAD Map: 2120-340
MAPSCO: TAR-111X



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: FIVE OAKS CROSSING ADDN
Block 1 Lot 48 PER PLAT D214124070

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: \$619,747

Protest Deadline Date: 5/24/2024

Site Number: 141729013

Site Name: FIVE OAKS CROSSING ADDN Block 1 Lot 48

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,837

Percent Complete: 100%

Land Sqft^{*}: 11,232

Land Acres^{*}: 0.2570

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:

HINTON KALVIN
HINTON NICOLE

Primary Owner Address:

2201 BENT CREEK CT
MANSFIELD, TX 76063

Deed Date: 7/27/2016

Deed Volume:

Deed Page:

Instrument: [D216175229](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MEGATEL HOMES INC	6/11/2015	D215136876		
CTMGT FIVE OAKS CROSSING 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	\$539,747	\$80,000	\$619,747	\$619,747
2024	\$539,747	\$80,000	\$619,747	\$581,119
2023	\$561,298	\$80,000	\$641,298	\$528,290
2022	\$400,264	\$80,000	\$480,264	\$480,264
2021	\$361,395	\$80,000	\$441,395	\$441,395
2020	\$362,310	\$80,000	\$442,310	\$442,310

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)
- DISABLED VET 30 to 49 PCT 11.22
- DISABLED VET 100 PCT 11.131 - T&P

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.