



Address: [7509 BENT TR](#)
City: TARRANT COUNTY
Georeference: 41407G-1-9A
Subdivision: TATE ADDITION
Neighborhood Code: 1A010A

Latitude: 32.5888134118
Longitude: -97.1982898965
TAD Map:
MAPSCO: TAR-122G



Google Map or type unknown

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

PROPERTY DATA

Legal Description: TATE ADDITION Block 1 Lot 9A
33.3333% UNDIVIDED INTEREST

Jurisdictions:

TARRANT COUNTY (220)
EMERGENCY SVCS DIST #1 (222)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
MANSFIELD ISD (908)

State Code: A

Year Built: 1995

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$430,529

Protest Deadline Date: 5/24/2024

Site Number: 05907608

Site Name: TATE ADDITION-1-9A

Site Class: A1 - Residential - Single Family

Parcels: 2

Approximate Size⁺⁺⁺: 5,641

Percent Complete: 100%

Land Sqft^{*}: 143,835

Land Acres^{*}: 3.3020

Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

SIMMONS JAMES A
THULIN WARD M

Primary Owner Address:

7509 BENT TRL
MANSFIELD, TX 76063

Deed Date: 4/1/2024

Deed Volume:

Deed Page:

Instrument: [D224059702](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
THULIN EDWARD	7/31/2014	D213314673		



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	\$360,503	\$70,026	\$430,529	\$430,529
2024	\$360,503	\$70,026	\$430,529	\$303,644
2023	\$362,250	\$62,354	\$424,604	\$276,040
2022	\$296,454	\$35,343	\$331,797	\$250,945
2021	\$316,183	\$35,343	\$351,526	\$228,132
2020	\$302,141	\$35,343	\$337,484	\$207,393

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.