



Address: [4804 QUANTRILL AVE](#)
City: MANSFIELD
Georeference: 3123M-5-6
Subdivision: BOWER RANCH ADDITION
Neighborhood Code: 1M090H

Latitude: 32.5720380259
Longitude: -97.0596888328
TAD Map: 2132-428
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 5 Lot 6

Jurisdictions:

CITY OF MANSFIELD (017)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
MANSFIELD ISD (908)

State Code: A

Year Built: 2019

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Notice Sent Date: 4/15/2025

Notice Value: \$708,734

Protest Deadline Date: 5/24/2024

Site Number: 800016477

Site Name: BOWER RANCH ADDITION 5 6

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 4,064

Percent Complete: 100%

Land Sqft^{*}: 12,854

Land Acres^{*}: 0.2951

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:

TIJERINA STEVE R
TIJERINA EDNA B

Primary Owner Address:

4804 QUANTRILL AVE
MANSFIELD, TX 76063

Deed Date: 3/30/2020

Deed Volume:

Deed Page:

Instrument: [D220074999](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GRAND HOMES 2014 LP	6/7/2017	D217131425		



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	\$329,415	\$110,000	\$439,415	\$439,415
2024	\$598,734	\$110,000	\$708,734	\$569,872
2023	\$589,029	\$110,000	\$699,029	\$518,065
2022	\$385,968	\$85,000	\$470,968	\$470,968
2021	\$385,968	\$85,000	\$470,968	\$470,968
2020	\$393,533	\$85,000	\$478,533	\$478,533

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.