

Tarrant Appraisal District

Property Information | PDF

Account Number: 42135221

Address: 4812 QUANTRILL AVE

City: MANSFIELD

Georeference: 3123M-5-10

Subdivision: BOWER RANCH ADDITION

Neighborhood Code: 1M090H

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

PROPERTY DATA

Legal Description: BOWER RANCH ADDITION

Block 5 Lot 10

Jurisdictions:

CITY OF MANSFIELD (017) TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225)

MANSFIELD ISD (908)

State Code: A Year Built: 2017

Personal Property Account: N/A

Agent: None

Notice Sent Date: 5/1/2025 Notice Value: \$874,951

Protest Deadline Date: 5/24/2024

Site Number: 800016484

Latitude: 32.5725318693

TAD Map: 2132-428 **MAPSCO:** TAR-126P

Longitude: -97.0586107437

Site Name: BOWER RANCH ADDITION 5 10 **Site Class:** A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 4,417
Percent Complete: 100%

Land Sqft*: 12,431 Land Acres*: 0.2854

Pool: Y

+++ Rounded.

OWNER INFORMATION

Current Owner:

KENGMENI CHARLES TENIE
KENGMENI ARLETTE TENIE
Primary Owner Address:
4812 QUANTRILL AVE

MANSFIELD, TX 76063

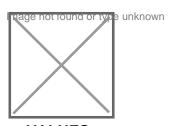
Deed Date: 4/4/2018 Deed Volume: Deed Page:

Instrument: D218071914

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FIRST TEXAS HOMES INC	6/5/2017	D217222176-CWD		

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



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	\$764,951	\$110,000	\$874,951	\$781,751
2024	\$764,951	\$110,000	\$874,951	\$710,683
2023	\$712,108	\$110,000	\$822,108	\$646,075
2022	\$602,802	\$85,000	\$687,802	\$587,341
2021	\$450,717	\$85,000	\$535,717	\$533,946
2020	\$400,405	\$85,000	\$485,405	\$485,405

Pending indicates that the property record has not yet been completed for the indicated tax year.

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.

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⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.