



**Address:** [4808 COMSTOCK WAY](#)  
**City:** MANSFIELD  
**Georeference:** 3123M-10-5  
**Subdivision:** BOWER RANCH ADDITION  
**Neighborhood Code:** 1M090H

**Latitude:** 32.5696059441  
**Longitude:** -97.0597910136  
**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 10 Lot 5

**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:** 4/15/2025

**Notice Value:** \$581,764

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

**Site Number:** 800016489

**Site Name:** BOWER RANCH ADDITION 10 5

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,724

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 11,076

**Land Acres<sup>\*</sup>:** 0.2543

**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:**

HANSZ JAMES ANDREW

**Primary Owner Address:**

4808 COMSTOCK WAY  
MANSFIELD, TX 76063

**Deed Date:** 12/19/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219295187](#)

| Previous Owners         | Date      | Instrument                 | Deed Volume | Deed Page |
|-------------------------|-----------|----------------------------|-------------|-----------|
| CORTAZAR EDUARDO GUIZAR | 5/31/2019 | <a href="#">D219120594</a> |             |           |
| GRAND HOMES 2014 LP     | 6/7/2017  | <a href="#">D217131425</a> |             |           |

### 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 | \$407,000          | \$110,000   | \$517,000    | \$517,000                    |
| 2024 | \$471,764          | \$110,000   | \$581,764    | \$501,512                    |
| 2023 | \$437,551          | \$110,000   | \$547,551    | \$455,920                    |
| 2022 | \$373,266          | \$85,000    | \$458,266    | \$414,473                    |
| 2021 | \$291,794          | \$85,000    | \$376,794    | \$376,794                    |
| 2020 | \$269,996          | \$85,000    | \$354,996    | \$354,996                    |

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.