



**Address:** [4520 LAKOTA TR](#)  
**City:** MANSFIELD  
**Georeference:** 3123M-7-15  
**Subdivision:** BOWER RANCH ADDITION  
**Neighborhood Code:** 1M090H

**Latitude:** 32.567046173  
**Longitude:** -97.0601024189  
**TAD Map:** 2132-328  
**MAPSCO:** TAR-126T



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 7 Lot 15

**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:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$913,562

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

**Site Number:** 800046105

**Site Name:** BOWER RANCH ADDITION 7 15

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 4,695

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 16,739

**Land Acres<sup>\*</sup>:** 0.3843

**Pool:** Y

<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:**

FRESQUEZ CARLA C  
FRESQUEZ JUAN M

**Primary Owner Address:**

4520 LAKOTA TRL  
MANSFIELD, TX 76063

**Deed Date:** 3/25/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220071951](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GRAND HOMES 2014 LP	9/19/2019	<a href="#">D219227322</a>		
HALLMARK LAND HOLDINGS INC	8/2/2019	<a href="#">D219110801</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	\$740,000	\$110,000	\$850,000	\$850,000
2024	\$803,562	\$110,000	\$913,562	\$774,126
2023	\$747,453	\$110,000	\$857,453	\$703,751
2022	\$632,033	\$85,000	\$717,033	\$639,774
2021	\$478,431	\$85,000	\$563,431	\$563,431
2020	\$177,073	\$85,000	\$262,073	\$262,073

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.