



Address: [4522 LAKOTA TR](#)
City: MANSFIELD
Georeference: 3123M-7-16
Subdivision: BOWER RANCH ADDITION
Neighborhood Code: 1M090H

Latitude: 32.5670937594
Longitude: -97.0598224551
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 16

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: \$944,053
Protest Deadline Date: 5/24/2024

Site Number: 800046122
Site Name: BOWER RANCH ADDITION 7 16
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 4,748
Percent Complete: 100%
Land Sqft^{*}: 13,921
Land Acres^{*}: 0.3196
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:
CHRISTENSON JULIE JEAN
CHRISTENSON CRAIG
Primary Owner Address:
4522 LAKOTA TRL
MANSFIELD, TX 76063

Deed Date: 11/25/2019
Deed Volume:
Deed Page:
Instrument: [D219273205](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FIRST TEXAS HOMES INC	8/1/2019	D219110797		



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	\$834,053	\$110,000	\$944,053	\$847,714
2024	\$834,053	\$110,000	\$944,053	\$770,649
2023	\$775,923	\$110,000	\$885,923	\$700,590
2022	\$639,385	\$85,000	\$724,385	\$636,900
2021	\$494,000	\$85,000	\$579,000	\$579,000
2020	\$450,000	\$85,000	\$535,000	\$535,000

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.