



Address: [404 CODY LN](#)
City: MANSFIELD
Georeference: 3123M-7-26
Subdivision: BOWER RANCH ADDITION
Neighborhood Code: 1M090H

Latitude: 32.5681666952
Longitude: -97.0579629697
TAD Map: 2132-328
MAPSCO: TAR-126Q



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 26

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

State Code: A
Year Built: 2021
Personal Property Account: N/A
Agent: CHANDLER CROUCH (11730)
Protest Deadline Date: 5/24/2024

Site Number: 800046108
Site Name: BOWER RANCH ADDITION 7 26
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 4,648
Percent Complete: 100%
Land Sqft^{*}: 10,545
Land Acres^{*}: 0.2421
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:
TRUONG JACKY
TRAN HA
Primary Owner Address:
404 CODY LN
MANSFIELD, TX 76063

Deed Date: 7/30/2021
Deed Volume:
Deed Page:
Instrument: [D221222010](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GRAND HOMES 2014 LP	10/16/2020	D220272080		
HALLMARK LAND HOLDINGS INC	8/2/2019	D219110801		



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	\$539,000	\$110,000	\$649,000	\$649,000
2024	\$674,368	\$110,000	\$784,368	\$784,368
2023	\$697,802	\$110,000	\$807,802	\$762,765
2022	\$608,423	\$85,000	\$693,423	\$693,423
2021	\$0	\$59,500	\$59,500	\$59,500
2020	\$0	\$59,500	\$59,500	\$59,500

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.