



**Address:** [2301 BEAR TR](#)  
**City:** MANSFIELD  
**Georeference:** 43807G-8-16  
**Subdivision:** TRIPLE DIAMOND RANCH  
**Neighborhood Code:** 1A030X

**Latitude:** 32.6019828842  
**Longitude:** -97.1807092653  
**TAD Map:** 2090-340  
**MAPSCO:** TAR-109W



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** TRIPLE DIAMOND RANCH  
Block 8 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:** 2021

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

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

**Site Number:** 800048327

**Site Name:** TRIPLE DIAMOND RANCH 8 16

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,489

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 13,957

**Land Acres<sup>\*</sup>:** 0.3200

**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:**

MUEGGE ERNEST L

MUEGGE MARSHA L

**Primary Owner Address:**

2301 BEAR TRL  
MANSFIELD, TX 76063

**Deed Date:** 8/5/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222196475](#)

| Previous Owners  | Date      | Instrument                 | Deed Volume | Deed Page |
|------------------|-----------|----------------------------|-------------|-----------|
| BLOOMFIELD HOMES | 12/1/2021 | <a href="#">D221351690</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 | \$166,836          | \$95,000    | \$261,836    | \$261,836                    |
| 2024 | \$327,316          | \$95,000    | \$422,316    | \$422,316                    |
| 2023 | \$398,522          | \$95,000    | \$493,522    | \$493,522                    |
| 2022 | \$9,257            | \$75,000    | \$84,257     | \$84,257                     |
| 2021 | \$0                | \$10,000    | \$10,000     | \$10,000                     |
| 2020 | \$0                | \$10,000    | \$10,000     | \$10,000                     |

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.