



Address: [2604 BEAR TR](#)
City: MANSFIELD
Georeference: 43807G-1-31
Subdivision: TRIPLE DIAMOND RANCH
Neighborhood Code: 1A030X

Latitude: 32.6004089436
Longitude: -97.1853803274
TAD Map: 2096-336
MAPSCO: TAR-123A



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 1 Lot 31

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

State Code: A
Year Built: 2023
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$688,371
Protest Deadline Date: 7/12/2024

Site Number: 800048359
Site Name: TRIPLE DIAMOND RANCH 1 31
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,648
Percent Complete: 100%
Land Sqft^{*}: 13,500
Land Acres^{*}: 0.3100
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:
LIGHT YK III
LIGHT JULIE LYNN
Primary Owner Address:
2604 BEAR TRL
MANSFIELD, TX 76063

Deed Date: 4/19/2024
Deed Volume:
Deed Page:
Instrument: [D224067769](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BLOOMFIELD HOMES	8/12/2022	D222203153		



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	\$593,371	\$95,000	\$688,371	\$688,371
2024	\$98,594	\$95,000	\$193,594	\$193,594
2023	\$0	\$55,100	\$55,100	\$55,100
2022	\$0	\$52,500	\$52,500	\$52,500
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.