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LOCATION

Tarrant Appraisal District
Property Information | PDF
Account Number: 04018451

Address: 5880 NEWT PATTERSON RD
City: TARRANT COUNTY
Georeference: A 997-14F
Subdivision: MCDONALD, JAMES SURVEY
Neighborhood Code: 1A010A

Latitude: 32.5935545265
Longitude: -97.1874932029
TAD Map: 2096-336
MAPSCO: TAR-122D

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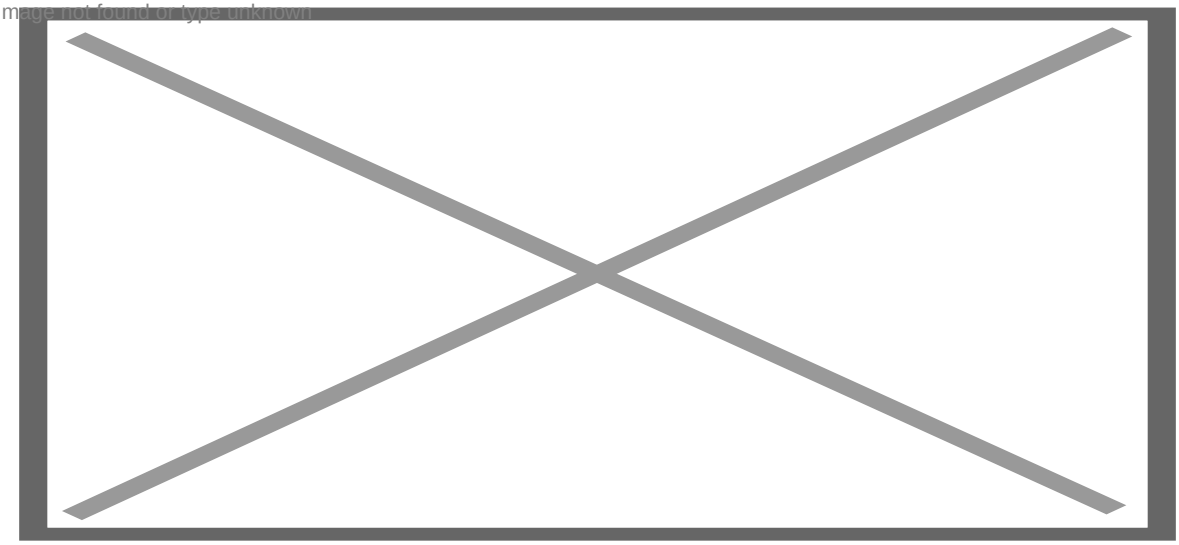


This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: MCDONALD, JAMES SURVEY
Abstract 997 Tract 14F

Jurisdictions:
TARRANT COUNTY (220)
EMERGENCY SVCS DIST #1 (222)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
MANSFIELD ISD (908)

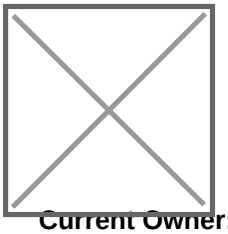
State Code: A
Year Built: 1993
Personal Property Account: N/A
Agent: UNITED PARAMOUNT TAX GROUP INC (00670)
Protest Deadline Date: 5/15/2025

Site Number: 04018451
Site Name: MCDONALD, JAMES SURVEY-14F
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size+++: 2,689
Percent Complete: 100%
Land Sqft*: 57,934
Land Acres*: 1.3300
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:
MORALES CHARLES
Primary Owner Address:
5880 NEWT PATTERSON RD
MANSFIELD, TX 76063-6152

Deed Date: 7/14/2003
Deed Volume: 0015894
Deed Page: 0000332
Instrument: 00158940000332

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MORALES CHARLES	7/29/2002	00158940000332	0015894	0000332
OTTS ROBERT	12/31/1900	00000000000000	0000000	0000000

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	$0	$0	$0	$0
2024	$361,000	$84,000	$445,000	$441,626
2023	$346,300	$80,700	$427,000	$401,478
2022	$343,400	$66,600	$410,000	$364,980
2021	$265,200	$66,600	$331,800	$331,800
2020	$265,200	$66,600	$331,800	$331,800

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.