



Address: [304 TURNER WARNELL RD](#)
City: MANSFIELD
Georeference: A1828-1C05
Subdivision: MEP & PRR CO SURVEY
Neighborhood Code: 1M200B

Latitude: 32.6103517052
Longitude: -97.1753956262
TAD Map: 2096-340
MAPSCO: TAR-109T



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

PROPERTY DATA

Legal Description: MEP & PRR CO SURVEY
Abstract 1828 Tract 1C05

Jurisdictions:

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

State Code: A

Year Built: 1990

Personal Property Account: N/A

Agent: OWNWELL INC (12140)

Protest Deadline Date: 5/15/2025

Site Number: 04297288

Site Name: MEP & PRR CO SURVEY-1C05

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,007

Percent Complete: 100%

Land Sqft^{*}: 130,680

Land Acres^{*}: 3.0000

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:

GUAJARDO GABRIEL A
YETTKE CASSANDRA

Primary Owner Address:

304 TURNER WARNELL RD
MANSFIELD, TX 76063

Deed Date: 2/13/2020

Deed Volume:

Deed Page:

Instrument: [D220056915](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WEICHERT WORKFORCE MOBILITY INC	11/30/2019	D220056914		
TALAFUSE MOLLY;TALAFUSE WEYLAND	1/31/2018	D218024820		
DILL DIANE MARIE;DILL RB	5/15/2013	D213128043	0000000	0000000
VOSE HEIDI J;VOSE MARSHALL T	6/25/2002	00157860000356	0015786	0000356
ZINT RONNIE E	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	\$237,000	\$210,000	\$447,000	\$447,000
2023	\$322,337	\$210,000	\$532,337	\$416,482
2022	\$175,968	\$210,000	\$385,968	\$378,620
2021	\$149,200	\$195,000	\$344,200	\$344,200
2020	\$135,000	\$195,000	\$330,000	\$330,000

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.