

Account Number: 42585013



Address: 2502 BEAR TR

City: MANSFIELD

**Georeference:** 43807G-1-26

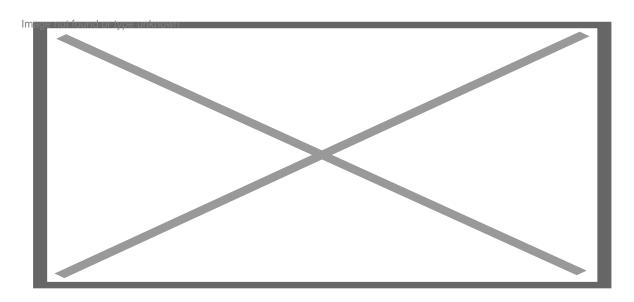
Subdivision: TRIPLE DIAMOND RANCH

Neighborhood Code: 1A030X

**Latitude:** 32.6010753313 **Longitude:** -97.1840352577

**TAD Map:** 2096-336 **MAPSCO:** TAR-123A





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

## PROPERTY DATA

Legal Description: TRIPLE DIAMOND RANCH

Block 1 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: 2023

Personal Property Account: N/A Agent: OWNWELL INC (12140) Protest Deadline Date: 5/15/2025 Site Number: 800048353

**Site Name:** TRIPLE DIAMOND RANCH 1 26 **Site Class:** A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 3,716
Percent Complete: 100%

Land Sqft\*: 13,501 Land Acres\*: 0.3100

Pool: N

+++ Rounded.

## **OWNER INFORMATION**

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<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



Current Owner:

AGLIO THOMAS ANTHONY JR

AGLIO BROOKE IVY

**Primary Owner Address:** 

2502 BEAR TR

MANSFIELD, TX 76063

**Deed Date: 10/18/2023** 

**Deed Volume:** 

**Deed Page:** 

Instrument: D223188061

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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$478,000	\$95,000	\$573,000	\$573,000
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.

## **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.

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.