



LOCATION

Address: [4040 OLD MANSFIELD RD](#)

City: FORT WORTH

Georeference: A 669-4

Subdivision: HOPKINS, SAMUEL B SURVEY

Neighborhood Code: 1H050D

Latitude: 32.7054782269

Longitude: -97.2987028487

TAD Map: 2060-376

MAPSCO: TAR-077Z



Google Map or type unknown

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

PROPERTY DATA

Legal Description: HOPKINS, SAMUEL B SURVEY
Abstract 669 Tract 4

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
FORT WORTH ISD (905)

State Code: A

Year Built: 1925

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 03922669

Site Name: HOPKINS, SAMUEL B SURVEY-4

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,006

Percent Complete: 100%

Land Sqft^{*}: 170,276

Land Acres^{*}: 3.9090

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:

SADLER JAMES MICHAEL

Primary Owner Address:

121 VARSITY CIR
ARLINGTON, TX 76013

Deed Date: 4/28/2004

Deed Volume: 0

Deed Page: 0

Instrument: [D220109463-CORR](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
R & J UNLIMITED INC	12/20/2000	00146590000012	0014659	0000012
EDDLEMAN STEPHEN	12/15/2000	00146590000009	0014659	0000009
TIARKS HERMAN M EST	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	\$39,724	\$190,276	\$230,000	\$123,272
2023	\$39,724	\$190,276	\$230,000	\$112,065
2022	\$65,549	\$39,090	\$104,639	\$101,877
2021	\$53,525	\$39,090	\$92,615	\$92,615
2020	\$50,008	\$39,090	\$89,098	\$89,098

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.