



## LOCATION

**Address:** [7412 BENT TR](#)  
**City:** TARRANT COUNTY  
**Georeference:** 41407G-1-17  
**Subdivision:** TATE ADDITION  
**Neighborhood Code:** 1A010A

**Latitude:** 32.5851455666  
**Longitude:** -97.2038110447  
**TAD Map:** 2090-332  
**MAPSCO:** TAR-122G



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** TATE ADDITION Block 1 Lot 17

**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:** 1988

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 05402727

**Site Name:** TATE ADDITION-1-17

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,244

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 130,680

**Land Acres<sup>\*</sup>:** 3.0000

**Pool:** Y

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**

DIMATTEO GEORGE  
DIMATTEO MARY

**Primary Owner Address:**

7412 BENT TR  
MANSFIELD, TX 76063-3032

**Deed Date:** 7/14/2004

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D204223417](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FLETCHER DANIEL;FLETCHER MARGARET	1/7/1986	00084190001957	0008419	0001957
TATE BYRON PLEMENS;TATE GENEVA	12/10/1984	00000000000000	0000000	0000000

## VALUES

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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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$440,305	\$195,000	\$635,305	\$511,104
2023	\$419,088	\$175,000	\$594,088	\$425,920
2022	\$480,000	\$100,000	\$580,000	\$387,200
2021	\$252,000	\$100,000	\$352,000	\$352,000
2020	\$263,000	\$100,000	\$363,000	\$363,000

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

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There are no exemptions for this property

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.