



## LOCATION

**Address:** [4808 QUANTRILL AVE](#)  
**City:** MANSFIELD  
**Georeference:** 3123M-5-8  
**Subdivision:** BOWER RANCH ADDITION  
**Neighborhood Code:** 1M090H

**Latitude:** 32.5722751838  
**Longitude:** -97.0591362825  
**TAD Map:** 2132-428  
**MAPSCO:** TAR-126P



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** BOWER RANCH ADDITION  
Block 5 Lot 8

**Jurisdictions:**

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

**Site Number:** 800016481  
**Site Name:** BOWER RANCH ADDITION 5 8  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 4,286  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 12,025  
**Land Acres<sup>\*</sup>:** 0.2761  
**Pool:** Y

**State Code:** A

**Year Built:** 2018

**Personal Property Account:** N/A

**Agent:** None

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

<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:**

CAMPBELL RANDALL CHRISTOPHER  
CAMPBELL NICOLE LONG

**Deed Date:** 7/30/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221222473](#)

**Primary Owner Address:**

4808 QUANTRILL AVE  
MANSFIELD, TX 76063

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PARKER DENISE A;PARKER HENRY W	8/30/2018	<a href="#">D218194686</a>		
FIRST TEXAS HOMES INC	6/5/2017	<a href="#">D217222176-CWD</a>		

## 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	\$652,505	\$110,000	\$762,505	\$762,505
2023	\$623,119	\$110,000	\$733,119	\$733,119
2022	\$566,345	\$85,000	\$651,345	\$651,345
2021	\$443,523	\$85,000	\$528,523	\$528,523
2020	\$410,666	\$85,000	\$495,666	\$495,666

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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- 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.