



LOCATION

Address: [4808 COMSTOCK WAY](#)
City: MANSFIELD
Georeference: 3123M-10-5
Subdivision: BOWER RANCH ADDITION
Neighborhood Code: 1M090H

Latitude: 32.5696059441
Longitude: -97.0597910136
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 10 Lot 5

Jurisdictions:

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

State Code: A

Year Built: 2017

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 800016489
Site Name: BOWER RANCH ADDITION 10 5
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,724
Percent Complete: 100%
Land Sqft^{*}: 11,076
Land Acres^{*}: 0.2543
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:

HANSZ JAMES ANDREW

Primary Owner Address:

4808 COMSTOCK WAY
MANSFIELD, TX 76063

Deed Date: 12/19/2019

Deed Volume:

Deed Page:

Instrument: [D219295187](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CORTAZAR EDUARDO GUIZAR	5/31/2019	D219120594		
GRAND HOMES 2014 LP	6/7/2017	D217131425		

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	\$471,764	\$110,000	\$581,764	\$501,512
2023	\$437,551	\$110,000	\$547,551	\$455,920
2022	\$373,266	\$85,000	\$458,266	\$414,473
2021	\$291,794	\$85,000	\$376,794	\$376,794
2020	\$269,996	\$85,000	\$354,996	\$354,996

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.