



## LOCATION

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**Address:** [918 HAWTHORN LN](#)  
**City:** MANSFIELD  
**Georeference:** 44651-9-17  
**Subdivision:** VIEW AT THE RESERVE  
**Neighborhood Code:** 1M080V

**Latitude:** 32.5503487228  
**Longitude:** -97.0925624396  
**TAD Map:** 2120-320  
**MAPSCO:**



Google Map or type unknown

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

## PROPERTY DATA

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**Legal Description:** VIEW AT THE RESERVE Block  
9 Lot 17

**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:** None

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

**Site Number:** 800065454

**Site Name:** VIEW AT THE RESERVE PHASE 1 Block 9 Lot 17

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,091

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,621

**Land Acres<sup>\*</sup>:** 0.1520

**Pool:** N

<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

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**Current Owner:**

BOEDECKER SCARLET MARGARITA  
BOEDECKER RYAN DALE

**Primary Owner Address:**

918 HAWTHORN LN  
MANSFIELD, TX 76063

**Deed Date:** 5/3/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224077650](#)

## 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 | \$153,745          | \$75,000    | \$228,745    | \$228,745                    |
| 2023 | \$0                | \$52,500    | \$52,500     | \$52,500                     |
| 2022 | \$0                | \$52,500    | \$52,500     | \$52,500                     |
| 0    | \$0                | \$0         | \$0          | \$0                          |

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)
- DISABLED VET 100 PCT 11.131 - T&P

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.