



**Address:** [1209 CHAPEL HILL DR](#)  
**City:** MANSFIELD  
**Georeference:** 44964-2-17  
**Subdivision:** WALNUT CREEK CONNECTION ADDN  
**Neighborhood Code:** 1M080J

**Latitude:** 32.5948368049  
**Longitude:** -97.1123860099  
**TAD Map:** 2114-336  
**MAPSCO:** TAR-125A



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

## PROPERTY DATA

**Legal Description:** WALNUT CREEK CONNECTION  
ADDN Block 2 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:** 1992

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 05480922

**Site Name:** WALNUT CREEK CONNECTION ADDN-2-17

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

**Parcels:** 1

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

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 13,700

**Land Acres<sup>\*</sup>:** 0.3145

**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



**Current Owner:**

MINOGUE AARON  
MINOGUE MEGAN MARY KATHLEEN

**Deed Date:** 7/22/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222189890](#)

**Primary Owner Address:**

1209 CHAPEL HILL DR  
MANSFIELD, TX 76063

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ROGERS HOWARD A;ROGERS JANET	9/25/1992	00107940002339	0010794	0002339
A-VENTURE HOMES	9/24/1992	00107940002336	0010794	0002336
IRVING HOMES INC	5/12/1992	00106360000141	0010636	0000141
MIKE THOMPSON ASSOCIATES INC	1/1/1984	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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$308,456	\$55,000	\$363,456	\$363,456
2023	\$285,607	\$55,000	\$340,607	\$340,607
2022	\$260,862	\$45,000	\$305,862	\$305,862
2021	\$210,500	\$45,000	\$255,500	\$250,568
2020	\$182,789	\$45,000	\$227,789	\$227,789

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.