

Property Information | PDF

Account Number: 05481600



Address: 1301 WREN DR

City: MANSFIELD

Georeference: 44964-5-12

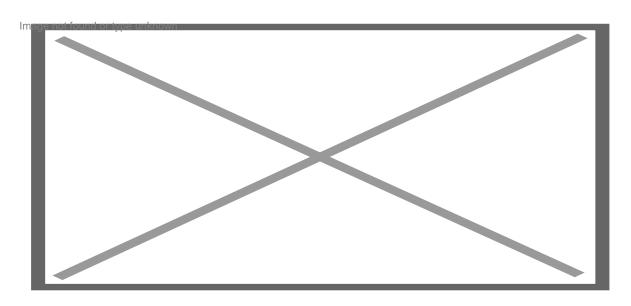
Subdivision: WALNUT CREEK CONNECTION ADDN

Neighborhood Code: 1M080J

Latitude: 32.5966016866 Longitude: -97.1112237366

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 5 Lot 12

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: 05481600

Site Name: WALNUT CREEK CONNECTION ADDN-5-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 2,265
Percent Complete: 100%

Land Sqft*: 9,805 Land Acres*: 0.2250

Pool: N

+++ Rounded.

OWNER INFORMATION

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^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



HUFMAN MELODY J
Primary Owner Address:

1301 WREN DR

MANSFIELD, TX 76063-3351

Deed Date: 12/15/1992 **Deed Volume:** 0010890 **Deed Page:** 0000412

Instrument: 00108900000412

Previous Owners	Date	Instrument	Deed Volume	Deed Page
A-VENTURE HOMES	12/14/1992	00108900000409	0010890	0000409
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*
2025	\$0	\$0	\$0	\$0
2024	\$295,251	\$55,000	\$350,251	\$346,403
2023	\$297,539	\$55,000	\$352,539	\$314,912
2022	\$272,049	\$45,000	\$317,049	\$286,284
2021	\$220,146	\$45,000	\$265,146	\$260,258
2020	\$191,598	\$45,000	\$236,598	\$236,598

Pending indicates that the property record has not yet been completed for the indicated tax year.

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.

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⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.