



**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<sup>+++</sup>:** 2,265

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,805

**Land Acres<sup>\*</sup>:** 0.2250

**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:**  
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 <sup>+</sup> |
|------|--------------------|-------------|--------------|------------------------------|
| 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.

+ 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.