



Address: [1306 CONCORD DR](#)
City: MANSFIELD
Georeference: 44980-55-2
Subdivision: WALNUT CREEK VALLEY ADDITION
Neighborhood Code: 1M050M

Latitude: 32.5950584092
Longitude: -97.1157559707
TAD Map: 2114-336
MAPSCO: TAR-124D



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

PROPERTY DATA

Legal Description: WALNUT CREEK VALLEY
ADDITION Block 55 Lot 2

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

State Code: A
Year Built: 1987
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/15/2025

Site Number: 05482127
Site Name: WALNUT CREEK VALLEY ADDITION-55-2
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,495
Percent Complete: 100%
Land Sqft^{*}: 7,799
Land Acres^{*}: 0.1790
Pool: Y

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

OWNER INFORMATION



Current Owner:

MOSER CARL L
MOSER MARY T

Primary Owner Address:

1306 CONCORD DR
MANSFIELD, TX 76063-3325

Deed Date: 7/11/1997

Deed Volume: 0012835

Deed Page: 0000232

Instrument: 00128350000232

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GUENTHNER DAVID;GUENTHNER VICKI	8/28/1987	00090690001127	0009069	0001127
RYLAND GROUP THE	12/4/1986	00087690001590	0008769	0001590
MANSFIELD-WALNUT CRK DEV CO	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	\$305,000	\$55,000	\$360,000	\$360,000
2023	\$385,173	\$55,000	\$440,173	\$346,487
2022	\$307,685	\$45,000	\$352,685	\$314,988
2021	\$246,446	\$45,000	\$291,446	\$286,353
2020	\$215,321	\$45,000	\$260,321	\$260,321

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.