



**Address:** [1523 WARWICK DR](#)  
**City:** MANSFIELD  
**Georeference:** 44980-55-7  
**Subdivision:** WALNUT CREEK VALLEY ADDITION  
**Neighborhood Code:** 1M050M

**Latitude:** 32.5959508407  
**Longitude:** -97.1154030339  
**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 7

**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:** VANGUARD PROPERTY TAX APPEALS (19005) N

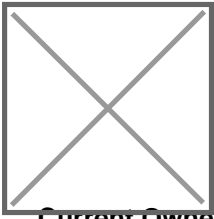
**Protest Deadline Date:** 5/15/2025

**Site Number:** 05482186  
**Site Name:** WALNUT CREEK VALLEY ADDITION-55-7  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,081  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 8,974  
**Land Acres<sup>\*</sup>:** 0.2060

<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:**

FRENDO CO LTD

**Primary Owner Address:**

5050 QUORUM DR STE 225  
DALLAS, TX 75254

**Deed Date:** 6/28/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223114156](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OPEN HOUSE TEXAS REALTY & INVESTMENTS LLC	12/7/2022	<a href="#">D222283350</a>		
AMIGOS CAPITAL INVESTMENTS LLC	12/7/2022	<a href="#">D222283086</a>		
SUNDQUIST ANN V	3/22/1996	00123180000715	0012318	0000715
SEC OF HUD	10/24/1995	00121540000199	0012154	0000199
COLONIAL SAVINGS	3/7/1995	00119050000454	0011905	0000454
FOLAND FRANCES & FOLAND LELAND	12/31/1987	00091700001640	0009170	0001640
BROOKS BUILDERS INC	11/10/1987	00091510001943	0009151	0001943
MANSFIELD-WALNUT CRK DEV CO	1/1/1984	00000000000000	0000000	0000000

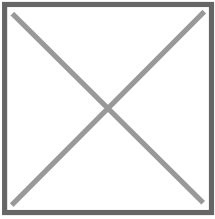
## VALUES

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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$272,000	\$55,000	\$327,000	\$327,000
2023	\$245,000	\$55,000	\$300,000	\$300,000
2022	\$268,497	\$45,000	\$313,497	\$298,045
2021	\$225,950	\$45,000	\$270,950	\$270,950
2020	\$201,461	\$45,000	\$246,461	\$246,461

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

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



## EXEMPTIONS / SPECIAL APPRAISAL

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There are no exemptions for this property

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.