



**Address:** [1503 WARWICK DR](#)  
**City:** MANSFIELD  
**Georeference:** 44980-55-14  
**Subdivision:** WALNUT CREEK VALLEY ADDITION  
**Neighborhood Code:** 1M050M

**Latitude:** 32.5946291905  
**Longitude:** -97.1156018124  
**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 14

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

**State Code:** A  
**Year Built:** 1988  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/15/2025

**Site Number:** 05482259  
**Site Name:** WALNUT CREEK VALLEY ADDITION-55-14  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,435  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 9,091  
**Land Acres<sup>\*</sup>:** 0.2087  
**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:**

JAMES OZIEN

**Primary Owner Address:**

PO BOX 122327

ARLINGTON, TX 76012

**Deed Date:** 9/30/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219226077](#)

| Previous Owners             | Date       | Instrument     | Deed Volume | Deed Page |
|-----------------------------|------------|----------------|-------------|-----------|
| THOMAS JIMMY                | 12/18/1998 | 00135760000404 | 0013576     | 0000404   |
| WALKER KENNY R;WALKER MARLA | 11/2/1988  | 00094260001651 | 0009426     | 0001651   |
| BROOKS BLDRS INC            | 7/15/1988  | 00093350000607 | 0009335     | 0000607   |
| 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 | \$210,317          | \$55,000    | \$265,317    | \$265,317                    |
| 2023 | \$245,841          | \$55,000    | \$300,841    | \$256,317                    |
| 2022 | \$197,632          | \$45,000    | \$242,632    | \$233,015                    |
| 2021 | \$166,832          | \$45,000    | \$211,832    | \$211,832                    |
| 2020 | \$149,115          | \$45,000    | \$194,115    | \$194,115                    |

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.