

LOCATION

Address: [1509 CANNON GATE DR](#)

City: MANSFIELD

Georeference: 13562-1-5

Subdivision: FAIRWAYS OF WALNUT CREEK, THE

Neighborhood Code: 1M050D

Latitude: 32.583510316

Longitude: -97.1043442522

TAD Map: 2120-332

MAPSCO: TAR-125J



Google Map or type unknown

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

PROPERTY DATA

Legal Description: FAIRWAYS OF WALNUT CREEK, THE Block 1 Lot 5

Jurisdictions:

CITY OF MANSFIELD (017)

TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224)

TARRANT COUNTY COLLEGE (225)

MANSFIELD ISD (908)

State Code: A

Year Built: 1997

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/15/2025

Site Number: 06873901

Site Name: FAIRWAYS OF WALNUT CREEK, THE-1-5

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,104

Percent Complete: 100%

Land Sqft^{*}: 11,732

Land Acres^{*}: 0.2693

Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

RATLIFF STEVEN RYAN

RATLIFF MARIA SULLIVAN

Primary Owner Address:

1509 CANNON GATE DR

MANSFIELD, TX 76063

Deed Date: 12/28/2020

Deed Volume:

Deed Page:

Instrument: [D220341543](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OLLIVANT RHONDA;OLLIVANT TIMOTHY	6/22/2018	D218139217		
TRINH HELEN;TRINH TODD	7/28/2008	D208316825	0000000	0000000
BALLARD JAMES D;BALLARD RUTH A	4/14/2004	D204115528	0000000	0000000
HOVIOUS JEFFERY C	4/11/2001	00148280000125	0014828	0000125
HEARRINGTON C SCOT;HEARRINGTON CARLA	2/17/1998	00131120000090	0013112	0000090
KELLEY HOMES INC	8/5/1997	00128660000375	0012866	0000375
KRUEGER DEV CO OF TEXAS INC	1/1/1995	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	\$409,941	\$120,000	\$529,941	\$529,941
2023	\$425,480	\$120,000	\$545,480	\$545,480
2022	\$405,366	\$120,000	\$525,366	\$525,366
2021	\$319,636	\$120,000	\$439,636	\$439,636
2020	\$260,044	\$120,000	\$380,044	\$380,044

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.