



Address: [1603 CRESTMEADOW LN](#)
City: MANSFIELD
Georeference: 44964-8-19
Subdivision: WALNUT CREEK CONNECTION ADDN
Neighborhood Code: 1M080J

Latitude: 32.59787055
Longitude: -97.1137549769
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 CONNECTION
ADDN Block 8 Lot 19

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: OWNWELL INC (12140)

Protest Deadline Date: 5/15/2025

Site Number: 06990118

Site Name: WALNUT CREEK CONNECTION ADDN-8-19

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,599

Percent Complete: 100%

Land Sqft*: 7,540

Land Acres*: 0.1730

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:
SIGANPORIA ASPI
Primary Owner Address:
20656 WOODWARD CT
SARATOGA, CA 95070

Deed Date: 12/16/2015
Deed Volume:
Deed Page:
Instrument: [D215291092](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SHIPLEY BRANDY;SHIPLEY THOMAS	4/1/2008	D208123046	0000000	0000000
ROGERS ASHLEY;ROGERS BRET	3/27/2006	D206102411	0000000	0000000
HALL GREG	6/15/2005	D205182771	0000000	0000000
ATKINS STEVE R	6/23/1999	00138890000459	0013889	0000459
ASSOC RELOCATION MGMT CO INC	3/22/1999	00138890000457	0013889	0000457
RIETCHECK JOHN;RIETCHECK LINDA	11/17/1997	00129890000101	0012989	0000101
MORITZ INTERESTS LTD	1/1/1996	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	\$225,000	\$55,000	\$280,000	\$280,000
2023	\$242,757	\$55,000	\$297,757	\$297,757
2022	\$221,304	\$45,000	\$266,304	\$266,304
2021	\$145,000	\$45,000	\$190,000	\$190,000
2020	\$145,000	\$45,000	\$190,000	\$190,000

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



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.