

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 06990118

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.

## **OWNER INFORMATION**

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<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



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. <u>Tarrant County Tax Office Account Information</u>.

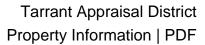
Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$225,000	\$55,000	\$280,000	\$280,000
2023	\$242,757	\$55,000	\$297,757	\$297,757
2022	\$221,304	\$45,000	\$266,304	\$266,304
2021	\$145,000	\$45,000	\$190,000	\$190,000
2020	\$145,000	\$45,000	\$190,000	\$190,000

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

## **EXEMPTIONS / SPECIAL APPRAISAL**

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





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.

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