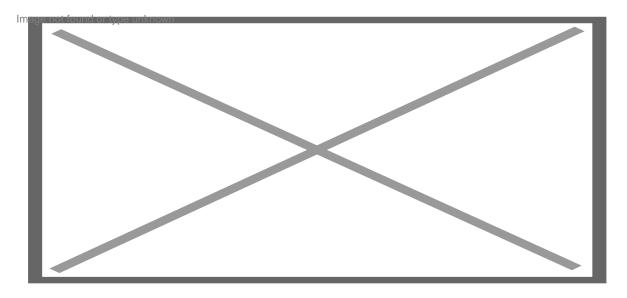


Tarrant Appraisal District Property Information | PDF Account Number: 07273789

Address: 1613 WINDCASTLE DR

City: MANSFIELD Georeference: 44964-9-11 Subdivision: WALNUT CREEK CONNECTION ADDN Neighborhood Code: 1M080J Latitude: 32.59904728 Longitude: -97.1133112649 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 9 Lot 11

Jurisdictions:

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

State Code: A

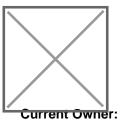
Year Built: 1999

Personal Property Account: N/A Agent: THE RAY TAX GROUP LLC (01008) Protest Deadline Date: 5/15/2025 Site Number: 07273789 Site Name: WALNUT CREEK CONNECTION ADDN-9-11 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size⁺⁺⁺: 1,765 Percent Complete: 100% Land Sqft^{*}: 7,500 Land Acres^{*}: 0.1721 Pool: N

+++ Rounded.

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

OWNER INFORMATION



LE THO TRAN THANH Primary Owner Address: 7035 FLAMENCIA

GRAND PRAIRIE, TX 75054

Deed Date: 4/27/2018 Deed Volume: Deed Page: Instrument: D218090002

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ANDERSON SARA A	5/26/2006	D206163582	000000	0000000
NEUNER DENNIS	11/18/2004	D204368107	000000	0000000
MITCHELL DANNY;MITCHELL STEFANIE	5/7/1999	00138320000271	0013832	0000271
CHOICE HOMES INC	2/16/1999	00136630000003	0013663	0000003
MORITZ INTERESTS LTD	1/1/1998	000000000000000000000000000000000000000	000000	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	\$243,168	\$55,000	\$298,168	\$298,168
2023	\$253,172	\$55,000	\$308,172	\$308,172
2022	\$229,460	\$45,000	\$274,460	\$274,460
2021	\$157,100	\$45,000	\$202,100	\$202,100
2020	\$157,100	\$45,000	\$202,100	\$202,100

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.