



Address: [1604 MCGARRY LN](#)
City: MANSFIELD
Georeference: 44964-9-20
Subdivision: WALNUT CREEK CONNECTION ADDN
Neighborhood Code: 1M080J

Latitude: 32.5989145229
Longitude: -97.1141990254
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 20

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: PEYCO SOUTHWEST REALTY INC (00506)

Protest Deadline Date: 5/15/2025

Site Number: 07273886

Site Name: WALNUT CREEK CONNECTION ADDN-9-20

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,765

Percent Complete: 100%

Land Sqft*: 7,424

Land Acres*: 0.1704

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:

COTTEN CAPITAL LLC SERIES F

Primary Owner Address:

1301 E DEBBIE LN STE 102 #1644
MANSFIELD, TX 76063

Deed Date: 3/28/2023

Deed Volume:

Deed Page:

Instrument: [D223099500](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
COTTEN JUSTIN	6/18/2014	D214133884	0000000	0000000
HEHR MATTHEW A;HEHR MICHELLE	3/12/1999	00137090000204	0013709	0000204
MORITZ INTERESTS LTD	1/1/1998	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	\$262,000	\$55,000	\$317,000	\$317,000
2023	\$246,000	\$55,000	\$301,000	\$301,000
2022	\$220,000	\$45,000	\$265,000	\$265,000
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.