

Tarrant Appraisal District Property Information | PDF Account Number: 07273924

Address: <u>1612 MCGARRY LN</u>

City: MANSFIELD Georeference: 44964-9-24 Subdivision: WALNUT CREEK CONNECTION ADDN Neighborhood Code: 1M080J Latitude: 32.5993266175 Longitude: -97.1134924405 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 24

Jurisdictions:

CITY OF MANSFIELD (017) TARRANT COUNTY (220) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) MANSFIELD ISD (908) State Code: A

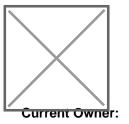
Year Built: 1999 Personal Property Account: N/A Agent: None Protest Deadline Date: 5/15/2025 Site Number: 07273924 Site Name: WALNUT CREEK CONNECTION ADDN-9-24 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size⁺⁺⁺: 1,668 Percent Complete: 100% Land Sqft^{*}: 7,501 Land Acres^{*}: 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





CHAPMAN DAVID W

Primary Owner Address: 1612 MCGARRY LN MANSFIELD, TX 76063-5896 Deed Date: 8/10/2011 Deed Volume: 0000000 Deed Page: 0000000 Instrument: D211192312

Previous Owners	Date	Instrument	Deed Volume	Deed Page
AMATORE BRIDGET; AMATORE ROBERT A	12/2/2002	00161960000201	0016196	0000201
PRICE COREY A;PRICE MIRIAM D	9/27/1999	00140330000014	0014033	0000014
CHOICE HOMES INC	6/22/1999	00138760000041	0013876	0000041
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	\$261,718	\$55,000	\$316,718	\$301,770
2023	\$262,997	\$55,000	\$317,997	\$274,336
2022	\$239,809	\$45,000	\$284,809	\$249,396
2021	\$193,554	\$45,000	\$238,554	\$226,724
2020	\$161,113	\$45,000	\$206,113	\$206,113

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.