

Tarrant Appraisal District Property Information | PDF Account Number: 07273991

Address: <u>1712 MCGARRY LN</u>

City: MANSFIELD Georeference: 44964-9-31 Subdivision: WALNUT CREEK CONNECTION ADDN Neighborhood Code: 1M080J Latitude: 32.6000342042 Longitude: -97.112252037 TAD Map: 2114-336 MAPSCO: TAR-125A





This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: WALNUT CREEK CONNECTION ADDN Block 9 Lot 31

Jurisdictions:

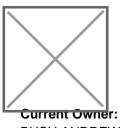
CITY OF MANSFIELD (017) TARRANT COUNTY (220) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) MANSFIELD ISD (908) State Code: A

Year Built: 1999 Personal Property Account: N/A Agent: None Protest Deadline Date: 5/15/2025 Site Number: 07273991 Site Name: WALNUT CREEK CONNECTION ADDN-9-31 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size⁺⁺⁺: 2,035 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



BUSH ANDREW M BUSH MARIE

Primary Owner Address: 1712 MCGARRY LN MANSFIELD, TX 76063-7926 Deed Date: 6/29/2007 Deed Volume: 0000000 Deed Page: 0000000 Instrument: D207229584

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|----------------------------|------------|---|-------------|-----------|
| BROADWELL CASEY L | 7/23/2004 | D204234522 | 000000 | 0000000 |
| DUKE JERALD R;DUKE NANCY A | 11/10/1999 | 00141040000015 | 0014104 | 0000015 |
| CHOICE HOMES INC | 8/10/1999 | 00139550000383 | 0013955 | 0000383 |
| 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 | \$311,058 | \$55,000 | \$366,058 | \$341,223 |
| 2023 | \$312,579 | \$55,000 | \$367,579 | \$310,203 |
| 2022 | \$263,221 | \$45,000 | \$308,221 | \$282,003 |
| 2021 | \$211,366 | \$45,000 | \$256,366 | \$256,366 |
| 2020 | \$190,288 | \$45,000 | \$235,288 | \$235,288 |

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.