

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 07588593

Address: 1 WATERGROVE CT

City: MANSFIELD

**Georeference:** 44986-5-39

Subdivision: WALNUT HILLS ADDITION

Neighborhood Code: 1M070A

**Latitude:** 32.6013537503 **Longitude:** -97.1084811831

**TAD Map:** 2120-340 **MAPSCO:** TAR-125A





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

## PROPERTY DATA

Legal Description: WALNUT HILLS ADDITION

Block 5 Lot 39

Jurisdictions:

CITY OF MANSFIELD (017) TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225)

MANSFIELD ISD (908)

State Code: A Year Built: 2001

Personal Property Account: N/A

Agent: None

+++ Rounded.

**Protest Deadline Date: 5/15/2025** 

**Site Number:** 07588593

**Site Name:** WALNUT HILLS ADDITION-5-39 **Site Class:** A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 3,130 Percent Complete: 100%

Land Sqft\*: 10,638 Land Acres\*: 0.2442

Pool: N

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

## **OWNER INFORMATION**

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Current Owner:

Deed Date: 7/19/2021

SERIES-WATERGROVE, A SERIES OF RAYU INVESTEMENTS SERIES LLC Deed Volume:

Primary Owner Address:

13292 PROUD CLAIRON ST

Instrument Deed Volume

Deed Volume

Deed Page:

FRISCO, TX 75035 Instrument: <u>D221215426</u>

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JAIN ATUL	6/30/2021	D221189164		
LARSON JESSICA R;LARSON LUCAS C	8/30/2010	D210213682	0000000	0000000
LARSON JESSICA;LARSON LUCAS	11/26/2007	D207422681	0000000	0000000
LARSON JESSICA R;LARSON LUCAS C	2/17/2004	D204052948	0000000	0000000
MATTHEUS ALEX R II;MATTHEUS SUSAN	10/22/2001	00152640000250	0015264	0000250
KARUFMAN & BROAD LONE STAR LP	6/15/2001	00149570000247	0014957	0000247
IFS WALNUT HILL INVESTORS LP	1/1/2000	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>.

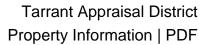
Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$240,000	\$60,000	\$300,000	\$300,000
2023	\$357,000	\$60,000	\$417,000	\$417,000
2022	\$303,085	\$50,000	\$353,085	\$353,085
2021	\$264,607	\$50,000	\$314,607	\$306,474
2020	\$228,613	\$50,000	\$278,613	\$278,613

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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