



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

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

⁺⁺⁺ Rounded.

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

OWNER INFORMATION



Current Owner:

SERIES-WATERGROVE, A SERIES OF RAYU INVESTMENTS SERIES LLC

Deed Date: 7/19/2021

Deed Volume:

Primary Owner Address:

13292 PROUD CLAIRON ST
FRISCO, TX 75035

Deed Page:

Instrument: [D221215426](#)

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. [Tarrant County Tax Office Account Information](#).

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.

+ 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.