

## LOCATION

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**Address:** [7 KATIE CT](#)

**City:** MANSFIELD

**Georeference:** 13562-3-2R-71

**Subdivision:** FAIRWAYS OF WALNUT CREEK, THE

**Neighborhood Code:** 1M050D

**Latitude:** 32.5750148732

**Longitude:** -97.1050498423

**TAD Map:** 2120-328

**MAPSCO:** TAR-125N



Google Map or type unknown

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

## PROPERTY DATA

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**Legal Description:** FAIRWAYS OF WALNUT CREEK, THE Block 3 Lot 2R PER PLAT A 7628

**Jurisdictions:**

CITY OF MANSFIELD (017)

TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224)

TARRANT COUNTY COLLEGE (225)

MANSFIELD ISD (908)

**State Code:** A

**Year Built:** 2002

**Personal Property Account:** N/A

**Agent:** OCONNOR & ASSOCIATES (00436)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$1,231,914

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

**Site Number:** 40080501

**Site Name:** FAIRWAYS OF WALNUT CREEK, THE-3-2R-71

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,319

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,019

**Land Acres<sup>\*</sup>:** 0.2300

**Pool:** Y

<sup>+++</sup> Rounded.

<sup>\*</sup> 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:**

KIM PETER

**Primary Owner Address:**

7 KATIE CT

MANSFIELD, TX 76063

**Deed Date:** 2/22/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219035083](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LINDSEY STEVE B	6/8/2012	<a href="#">D212143600</a>	0000000	0000000
DAVIS DICK T;DAVIS SALLY ANN	7/28/2005	<a href="#">D205222762</a>	0000000	0000000
ANDERSON ELIZABETH;ANDERSON TIM W	1/1/2002	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 <sup>+</sup>
2025	\$495,957	\$120,000	\$615,957	\$615,957
2024	\$495,957	\$120,000	\$615,957	\$561,682
2023	\$485,661	\$120,000	\$605,661	\$510,620
2022	\$439,558	\$120,000	\$559,558	\$464,200
2021	\$302,000	\$120,000	\$422,000	\$422,000
2020	\$302,000	\$120,000	\$422,000	\$422,000

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

- 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.