



**Address:** [4076 WATER PARK CIR](#)  
**City:** MANSFIELD  
**Georeference:** 45285D-1-9  
**Subdivision:** WATERFORD PARK - MANSFIELD  
**Neighborhood Code:** 1M090C

**Latitude:** 32.5737226866  
**Longitude:** -97.0726473334  
**TAD Map:** 2126-328  
**MAPSCO:** TAR-126N



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

## PROPERTY DATA

**Legal Description:** WATERFORD PARK - MANSFIELD Block 1 Lot 9

**Jurisdictions:**

- CITY OF MANSFIELD (017)
- TARRANT COUNTY (220)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- MANSFIELD ISD (908)

**State Code:** A

**Year Built:** 2013

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 40521648

**Site Name:** WATERFORD PARK - MANSFIELD-1-9

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 4,029

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,400

**Land Acres<sup>\*</sup>:** 0.1928

**Pool:** N

<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



**Current Owner:**

FOSTER JULIAS  
FOSTER LATRIEKCA

**Primary Owner Address:**

4076 WATER PARK CIR  
MANSFIELD, TX 76063

**Deed Date:** 6/20/2014

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D214131775](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GRAND HOMES 2014 LP	8/16/2013	<a href="#">D213248794</a>	0000000	0000000
MANSFIELD WATERFORD PARK HOA	1/1/2004	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	\$0	\$0	\$0	\$0
2024	\$624,521	\$95,000	\$719,521	\$661,161
2023	\$593,862	\$95,000	\$688,862	\$601,055
2022	\$549,946	\$90,000	\$639,946	\$546,414
2021	\$406,740	\$90,000	\$496,740	\$496,740
2020	\$416,780	\$90,000	\$506,780	\$506,780

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.