



Address: [4108 WATER PARK CIR](#)
City: MANSFIELD
Georeference: 45285D-1-25
Subdivision: WATERFORD PARK - MANSFIELD
Neighborhood Code: 1M090C

Latitude: 32.5725237142
Longitude: -97.0720047323
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 25

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: TARRANT PROPERTY TAX SERVICE (000650)

Protest Deadline Date: 5/15/2025

Site Number: 40521826

Site Name: WATERFORD PARK - MANSFIELD-1-25

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,376

Percent Complete: 100%

Land Sqft^{*}: 15,641

Land Acres^{*}: 0.3590

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:
EVANS DALLAS

Deed Date: 2/19/2013
Deed Volume: 0000000

Primary Owner Address:
4108 WATER PARK CIR
MANSFIELD, TX 76063

Deed Page: 0000000
Instrument: [D213044427](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MINTS JOHN	4/26/2012	D212102552	0000000	0000000
HANSHAW KENNETH II	4/11/2007	D207136075	0000000	0000000
SILVER NAIL CUSTOM HOMES INC	1/20/2005	D205042035	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 ⁺
2025	\$0	\$0	\$0	\$0
2024	\$479,607	\$104,500	\$584,107	\$584,107
2023	\$504,365	\$104,500	\$608,865	\$537,809
2022	\$467,074	\$99,000	\$566,074	\$488,917
2021	\$345,470	\$99,000	\$444,470	\$444,470
2020	\$354,035	\$99,000	\$453,035	\$453,035

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.