



Address: [4083 WATER PARK CIR](#)
City: MANSFIELD
Georeference: 45285D-2-4
Subdivision: WATERFORD PARK - MANSFIELD
Neighborhood Code: 1M090C

Latitude: 32.5730415767
Longitude: -97.0729685576
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 2 Lot 4

Jurisdictions:

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

State Code: A

Year Built: 2011

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 40521877

Site Name: WATERFORD PARK - MANSFIELD-2-4

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,392

Percent Complete: 100%

Land Sqft^{*}: 10,005

Land Acres^{*}: 0.2296

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:

DU LINDA M
PHAM LONG H

Primary Owner Address:

4083 WATER PARK CIR
MANSFIELD, TX 76063

Deed Date: 7/17/2019

Deed Volume:

Deed Page:

Instrument: [D21915557](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LUFLOY PROPERTIES LLC	2/28/2019	D219039487		
OWENS BYRON K	7/29/2011	D211192102	0000000	0000000
DREES CUSTOM HOMES LP	1/20/2011	D211049202	0000000	0000000
ANTARES ACQUISTION LLC	1/25/2007	D208110418	0000000	0000000
MANSFIELD WATERFORD PARK HOA	1/1/2004	000000000000000	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	\$522,842	\$95,000	\$617,842	\$395,307
2023	\$496,930	\$95,000	\$591,930	\$359,370
2022	\$459,813	\$90,000	\$549,813	\$326,700
2021	\$207,000	\$90,000	\$297,000	\$297,000
2020	\$207,000	\$90,000	\$297,000	\$297,000

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.