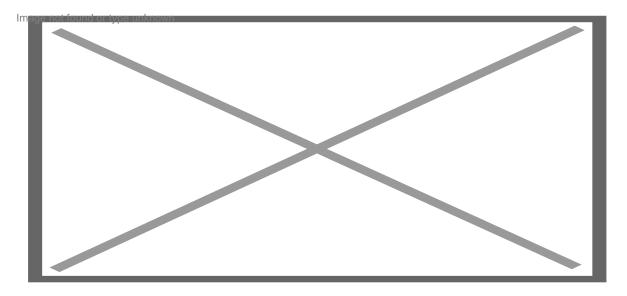


Tarrant Appraisal District Property Information | PDF Account Number: 40521877

Address: <u>4083 WATER PARK CIR</u> 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



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	000000	0000000
DREES CUSTOM HOMES LP	1/20/2011	D211049202	000000	0000000
ANTARES ACQUISTION LLC	1/25/2007	D208110418	000000	0000000
MANSFIELD WATERFORD PARK HOA	1/1/2004	000000000000000000000000000000000000000	000000	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. <u>Tarrant County Tax Office Account Information</u>.

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.