



Address: [4107 WATER PARK CIR](#)
City: MANSFIELD
Georeference: 45285D-2-6
Subdivision: WATERFORD PARK - MANSFIELD
Neighborhood Code: 1M090C

Latitude: 32.5728579753
Longitude: -97.072555221
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 6

Jurisdictions:

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

State Code: A

Year Built: 2005

Personal Property Account: N/A

Agent: TEXAS PROPERTY TAX REDUCTIONS LLC (09331)N

Protest Deadline Date: 5/15/2025

Site Number: 40521893

Site Name: WATERFORD PARK - MANSFIELD-2-6

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,877

Percent Complete: 100%

Land Sqft^{*}: 8,760

Land Acres^{*}: 0.2011

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION



Current Owner:

ST JOHN TIM
ST JOHN PAULA

Deed Date: 5/25/2018

Deed Volume:

Deed Page:

Instrument: [D218115003](#)

Primary Owner Address:

4107 WATER PARK CIR
MANSFIELD, TX 76063

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TAYLOR AARON;TAYLOR JESSICA	3/22/2011	D211070540	0000000	0000000
WEST KIMBERLY;WEST MARCUS W	6/22/2005	D205202444	0000000	0000000
JONES CUSTOM BLDG PARTNERS	1/7/2005	D205023022	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	\$365,963	\$95,000	\$460,963	\$460,963
2023	\$420,400	\$95,000	\$515,400	\$456,834
2022	\$364,506	\$90,000	\$454,506	\$415,304
2021	\$287,549	\$90,000	\$377,549	\$377,549
2020	\$294,053	\$90,000	\$384,053	\$384,053

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.