



Address: [4107 WATERCREST DR](#)
City: MANSFIELD
Georeference: 45285D-3-4
Subdivision: WATERFORD PARK - MANSFIELD
Neighborhood Code: 1M090C

Latitude: 32.5719693155
Longitude: -97.0703070728
TAD Map: 2132-328
MAPSCO: TAR-126N



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

PROPERTY DATA

Legal Description: WATERFORD PARK - MANSFIELD Block 3 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: 2013

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 40521982

Site Name: WATERFORD PARK - MANSFIELD-3-4

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,627

Percent Complete: 100%

Land Sqft^{*}: 10,373

Land Acres^{*}: 0.2381

Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION



Current Owner:

BOLANOS VILLANUEVA JAVIER A

Primary Owner Address:

4107 WATERCREST DR
MANSFIELD, TX 76063

Deed Date: 10/27/2023

Deed Volume:

Deed Page:

Instrument: [D223194345](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ADAMS GEORGE;ADAMS LECIA	9/25/2013	D213255106	0000000	0000000
GRAND HOMES 2014 LP	3/27/2013	D213096592	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	\$588,256	\$95,000	\$683,256	\$683,256
2023	\$560,390	\$95,000	\$655,390	\$569,276
2022	\$510,492	\$90,000	\$600,492	\$517,524
2021	\$380,476	\$90,000	\$470,476	\$470,476
2020	\$390,661	\$90,000	\$480,661	\$480,661

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

There are no exemptions for this property

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.