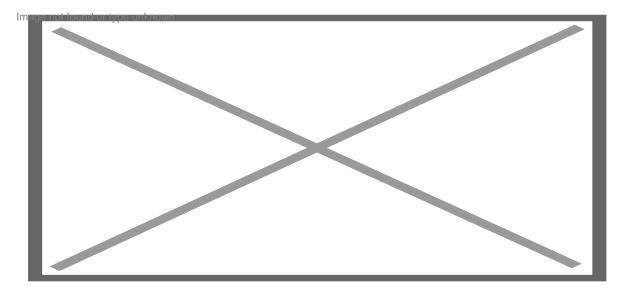


Tarrant Appraisal District Property Information | PDF Account Number: 40521990

Address: 4109 WATERCREST DR

City: MANSFIELD Georeference: 45285D-3-5 Subdivision: WATERFORD PARK - MANSFIELD Neighborhood Code: 1M090C Latitude: 32.5718499733 Longitude: -97.070081809 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 5

Jurisdictions:

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

State Code: A

Year Built: 2012 Personal Property Account: N/A Agent: None Protest Deadline Date: 5/15/2025 Site Number: 40521990 Site Name: WATERFORD PARK - MANSFIELD-3-5 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size⁺⁺⁺: 4,057 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



GARCIA MA ELIZABETH RENTERIA

Primary Owner Address: 4109 WATERCREST DR MANSFIELD, TX 76063 Deed Date: 9/10/2021 Deed Volume: Deed Page: Instrument: D221274959

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BECKMAN CHRISTOPHER R;BECKMAN MICHELLE I	1/20/2015	<u>D215014109</u>		
GRAND HOMES 2014 LP	4/23/2012	D212101560	0000000	0000000
MANSFIELD WATERFORD PARK HOA	1/1/2004	000000000000000000000000000000000000000	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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$655,135	\$95,000	\$750,135	\$750,135
2023	\$624,430	\$95,000	\$719,430	\$719,430
2022	\$570,443	\$90,000	\$660,443	\$660,443
2021	\$426,980	\$90,000	\$516,980	\$516,980
2020	\$441,812	\$90,000	\$531,812	\$531,812

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.