



Address: [4209 WATERCREST DR](#)
City: MANSFIELD
Georeference: 45285D-3-10
Subdivision: WATERFORD PARK - MANSFIELD
Neighborhood Code: 1M090C

Latitude: 32.5713129337
Longitude: -97.0688250459
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 10

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: 40522040

Site Name: WATERFORD PARK - MANSFIELD-3-10

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,285

Percent Complete: 100%

Land Sqft^{*}: 14,146

Land Acres^{*}: 0.3247

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:

RIDDLE KANDAL

Primary Owner Address:

4209 WATERCREST DR
MANSFIELD, TX 76063

Deed Date: 3/27/2017

Deed Volume:

Deed Page:

Instrument: [D217069097](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MATTHEWS RAY;MATTHEWS TOSHA	2/2/2016	D216023363		
SILER TRACY LYNN	10/17/2013	D213279588	0000000	0000000
SILER K S CORNETT;SILER TRACY L	2/15/2013	D213041989	0000000	0000000
BLOOMFIELD HOMES LP	9/14/2011	D211224095	0000000	0000000
SPARKS MARKETING LLC	1/1/2004	D206118624	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	\$539,044	\$95,000	\$634,044	\$585,045
2023	\$513,767	\$95,000	\$608,767	\$531,859
2022	\$467,568	\$90,000	\$557,568	\$483,508
2021	\$349,553	\$90,000	\$439,553	\$439,553
2020	\$350,000	\$90,000	\$440,000	\$440,000

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.