

# Tarrant Appraisal District Property Information | PDF Account Number: 40522040

### 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)

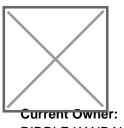
State Code: A

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<sup>+++</sup>: 3,285 Percent Complete: 100% Land Sqft<sup>\*</sup>: 14,146 Land Acres<sup>\*</sup>: 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**



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	000000	0000000
SILER K S CORNETT;SILER TRACY L	2/15/2013	D213041989	0000000	0000000
BLOOMFIELD HOMES LP	9/14/2011	D211224095	000000	0000000
SPARKS MARKETING LLC	1/1/2004	D206118624	0000000	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	\$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.