



Address: [612 S WILLOW ST](#)
City: MANSFIELD
Georeference: 18340-15R-10
Subdivision: HILLCREST ADDITION - MANSFIELD
Neighborhood Code: 1M800F

Latitude: 32.5579014047
Longitude: -97.1268166674
TAD Map: 2114-324
MAPSCO: TAR-124Y



Google Map or type unknown

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

PROPERTY DATA

Legal Description: HILLCREST ADDITION -
MANSFIELD Block 15R 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: 1977

Personal Property Account: N/A

Agent: OWNWELL INC (12140)

Notice Sent Date: 4/15/2025

Notice Value: \$244,000

Protest Deadline Date: 5/24/2024

Site Number: 01283707

Site Name: HILLCREST ADDITION - MANSFIELD-15R-10

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,743

Percent Complete: 100%

Land Sqft^{*}: 7,808

Land Acres^{*}: 0.1792

Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

HPA CL1 LLC

Primary Owner Address:

1220 S RIVERSIDE PL SUITE 2000
CHICAGO, IL 60606

Deed Date: 5/3/2024

Deed Volume:

Deed Page:

Instrument: [D224086495](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HPA CL2 LLC	6/2/2022	D222145093		
PHENOM PROPERTIES LLC	3/31/2021	D221090823		
ZRH GROUP LLC	1/29/2021	D221030024		
HEB HOMES LLC	1/22/2021	D221030018		
NORRIS SEAN	5/1/2011	D211109147	0000000	0000000
PLOETZ JAMES C;PLOETZ TARIQ KOBTY	3/25/2011	D211074307	0000000	0000000
US BANK NATIONAL ASSOC	1/4/2011	D211005934	0000000	0000000
LEAL PHYLLIS	2/15/2007	D207059923	0000000	0000000
SMITH ARNOLD GENE	12/31/1900	000000000000000	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	\$168,400	\$40,000	\$208,400	\$208,400
2024	\$204,000	\$40,000	\$244,000	\$244,000
2023	\$235,649	\$40,000	\$275,649	\$275,649
2022	\$130,000	\$20,000	\$150,000	\$150,000
2021	\$150,828	\$20,000	\$170,828	\$106,294
2020	\$162,218	\$20,000	\$182,218	\$96,631

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.