



**Address:** [1314 CLUBHOUSE DR](#)  
**City:** MANSFIELD  
**Georeference:** 44965-1-1  
**Subdivision:** WALNUT CREEK EST (MANSFIELD)  
**Neighborhood Code:** 1M050N

**Latitude:** 32.587378134  
**Longitude:** -97.1219468623  
**TAD Map:** 2114-332  
**MAPSCO:** TAR-124H



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** WALNUT CREEK EST  
(MANSFIELD) Block 1 Lot 1A

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1979

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/24/2024

**Site Number:** 03286134

**Site Name:** WALNUT CREEK EST (MANSFIELD)-1-1A

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,392

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 21,050

**Land Acres<sup>\*</sup>:** 0.4832

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

BRODY NICOLE

**Primary Owner Address:**

1314 CLUBHOUSE DR  
MANSFIELD, TX 76063

**Deed Date:** 8/18/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217195365](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BATLLE AARON;BATLLE ABBY	3/11/2015	<a href="#">D215049426</a>		
CUNNINGHAM A;CUNNINGHAM CHRISTOPHER	3/26/2010	<a href="#">D210072051</a>	0000000	0000000
MCSKIMMING MARY LYNN;MCSKIMMING TOM	12/29/2000	00146720000070	0014672	0000070
LUDTKE ALFRED W;LUDTKE KAY	6/14/1984	00078590000702	0007859	0000702
EDDIE DEAN HICKMAN	12/31/1900	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 <sup>+</sup>
2025	\$307,940	\$100,000	\$407,940	\$407,940
2024	\$307,940	\$100,000	\$407,940	\$407,940
2023	\$315,525	\$100,000	\$415,525	\$381,884
2022	\$262,278	\$100,000	\$362,278	\$347,167
2021	\$215,606	\$100,000	\$315,606	\$315,606
2020	\$199,717	\$100,000	\$299,717	\$299,717

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.