

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 03290700

Address: 1205 CLOVER HILL RD

City: MANSFIELD

**Georeference:** 44980-10-6

Subdivision: WALNUT CREEK VALLEY ADDITION

Neighborhood Code: 1M050F

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

## **PROPERTY DATA**

Legal Description: WALNUT CREEK VALLEY

ADDITION Block 10 Lot 6

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: 03290700

Site Name: WALNUT CREEK VALLEY ADDITION-10-6

Latitude: 32.5866409797

**TAD Map:** 2108-332 **MAPSCO:** TAR-124G

Longitude: -97.1306680526

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,867
Percent Complete: 100%

Land Sqft\*: 9,226 Land Acres\*: 0.2117

alla Acres . 0.211

Pool: N

+++ Rounded.

## **OWNER INFORMATION**

Current Owner: Deed Date: 4/12/2023

THE KAVANAGH LIVING TRUST

Primary Owner Address:

1205 CLOVER HILL RD

Deed Volume:

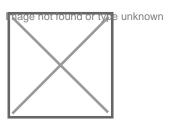
Deed Page:

MANSFIELD, TX 76063 Instrument: D223061245

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WILLIAMS MEAGAN NICHOLE	9/28/2018	D218219435		
SMITH DIANA;SMITH LOUIS A	8/18/1998	00133810000401	0013381	0000401
MITCHELL THAD L	12/31/1900	00000000000000	0000000	0000000

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



**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	\$251,000	\$55,000	\$306,000	\$306,000
2024	\$251,000	\$55,000	\$306,000	\$306,000
2023	\$258,355	\$55,000	\$313,355	\$280,500
2022	\$210,000	\$45,000	\$255,000	\$255,000
2021	\$210,000	\$45,000	\$255,000	\$255,000
2020	\$191,000	\$45,000	\$236,000	\$236,000

Pending indicates that the property record has not yet been completed for the indicated tax year.

## **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.

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.