



**Address:** [1315 CLOVER HILL RD](#)  
**City:** MANSFIELD  
**Georeference:** 44980-11-12  
**Subdivision:** WALNUT CREEK VALLEY ADDITION  
**Neighborhood Code:** 1M050F

**Latitude:** 32.5875162066  
**Longitude:** -97.1276900149  
**TAD Map:** 2114-332  
**MAPSCO:** TAR-124G



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** WALNUT CREEK VALLEY  
ADDITION Block 11 Lot 12

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1976

**Personal Property Account:** N/A

**Agent:** OOWNWELL INC (12140)

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

**Site Number:** 03290832

**Site Name:** WALNUT CREEK VALLEY ADDITION-11-12

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,583

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,739

**Land Acres<sup>\*</sup>:** 0.2465

**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:**

HPA II TEXAS SUB 2020-2 LLC

**Primary Owner Address:**

120 S RIVERSIDE PLAZA SUITE 2000  
CHICAGO, IL 60606

**Deed Date:** 11/17/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220327719](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HPA US1 LLC	7/13/2020	<a href="#">D220196054</a>		
KOUDELKA CRAIG D;KOUDELKA MEGAN G	7/16/2013	<a href="#">D213194027</a>	0000000	0000000
COMPASS BANK	3/5/2013	<a href="#">D213058858</a>	0000000	0000000
ASHER VICKI ELAINE	12/28/2010	<a href="#">D210323109</a>	0000000	0000000
ASHER RAYMOND;ASHER VICKI	6/28/2001	00149910000023	0014991	0000023
DUNAWAY DAN M;DUNAWAY MARVELINE	12/31/1900	00061510000300	0006151	0000300

## 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	\$257,028	\$55,000	\$312,028	\$312,028
2024	\$319,000	\$55,000	\$374,000	\$374,000
2023	\$286,270	\$55,000	\$341,270	\$341,270
2022	\$246,434	\$45,000	\$291,434	\$291,434
2021	\$247,526	\$45,000	\$292,526	\$292,526
2020	\$191,600	\$45,000	\$236,600	\$236,600

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.