



Address: [1313 CLOVER HILL RD](#)
City: MANSFIELD
Georeference: 44980-11-13
Subdivision: WALNUT CREEK VALLEY ADDITION
Neighborhood Code: 1M050F

Latitude: 32.5873323229
Longitude: -97.12788081
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 13

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: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/24/2024

Site Number: 03290840

Site Name: WALNUT CREEK VALLEY ADDITION-11-13

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,962

Percent Complete: 100%

Land Sqft^{*}: 10,731

Land Acres^{*}: 0.2463

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:

WILCOX DANIEL

WILCOX KERRY HIGGINS

Primary Owner Address:

1313 CLOVER HILL RD
MANSFIELD, TX 76063-2919

Deed Date: 7/6/2012

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D212163748](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KOBE JOHN M	11/22/2004	D204367334	0000000	0000000
HOWARD JAMES C JR	7/29/2003	D203278631	0017006	0000191
SHAW CLINTON N	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	\$246,278	\$55,000	\$301,278	\$301,278
2024	\$246,278	\$55,000	\$301,278	\$301,278
2023	\$251,729	\$55,000	\$306,729	\$291,812
2022	\$220,284	\$45,000	\$265,284	\$265,284
2021	\$214,750	\$45,000	\$259,750	\$259,750
2020	\$194,889	\$45,000	\$239,889	\$239,889

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.