



Address: [1316 CLOVER HILL RD](#)
City: MANSFIELD
Georeference: 44980-12-1
Subdivision: WALNUT CREEK VALLEY ADDITION
Neighborhood Code: 1M050A

Latitude: 32.5875832579
Longitude: -97.1269174612
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 12 Lot 1

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

State Code: A
Year Built: 1975
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$400,000
Protest Deadline Date: 5/24/2024

Site Number: 03290905
Site Name: WALNUT CREEK VALLEY ADDITION-12-1
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,712
Percent Complete: 100%
Land Sqft^{*}: 13,994
Land Acres^{*}: 0.3212
Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:
SALINAS CRISTINA NOHAMI
Primary Owner Address:
1316 CLOVER HILL RD
MANSFIELD, TX 76063

Deed Date: 1/28/2020
Deed Volume:
Deed Page:
Instrument: [D220021978](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCWILLIAMS DONALD B;MCWILLIAMS SUZA	12/31/1900	0000000000000000	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	\$304,500	\$87,500	\$392,000	\$392,000
2024	\$312,500	\$87,500	\$400,000	\$375,100
2023	\$345,795	\$87,500	\$433,295	\$341,000
2022	\$222,500	\$87,500	\$310,000	\$310,000
2021	\$238,932	\$87,500	\$326,432	\$326,432
2020	\$240,835	\$87,500	\$328,335	\$328,335

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.