



**Address:** [1106 FAIRWAY CT](#)  
**City:** MANSFIELD  
**Georeference:** 44980-12-9  
**Subdivision:** WALNUT CREEK VALLEY ADDITION  
**Neighborhood Code:** 1M050A

**Latitude:** 32.589095018  
**Longitude:** -97.1252219064  
**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 9

**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:** \$496,227  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 03290999  
**Site Name:** WALNUT CREEK VALLEY ADDITION-12-9  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 3,248  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 19,377  
**Land Acres<sup>\*</sup>:** 0.4448  
**Pool:** N

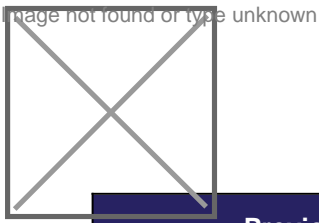
<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**  
FABIAN LARRY J  
FABIAN LAURIE  
**Primary Owner Address:**  
1106 FAIRWAY CT  
MANSFIELD, TX 76063-2533

**Deed Date:** 2/1/1989  
**Deed Volume:** 0009503  
**Deed Page:** 0002255  
**Instrument:** 00095030002255



Previous Owners	Date	Instrument	Deed Volume	Deed Page
SWEENEY CO THE	10/26/1988	00094190001982	0009419	0001982
EHLERS CAROL C;EHLERS ROBERT J	8/20/1987	00090460000244	0009046	0000244
SWEENEY DAVID W	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	\$408,727	\$87,500	\$496,227	\$490,474
2024	\$408,727	\$87,500	\$496,227	\$445,885
2023	\$373,559	\$87,500	\$461,059	\$405,350
2022	\$301,678	\$87,500	\$389,178	\$368,500
2021	\$247,500	\$87,500	\$335,000	\$335,000
2020	\$247,500	\$87,500	\$335,000	\$334,267

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.