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**Address:** [1202 CROWN DR](#)  
**City:** MANSFIELD  
**Georeference:** 44980-91-19  
**Subdivision:** WALNUT CREEK VALLEY ADDITION  
**Neighborhood Code:** 1M050G

**Latitude:** 32.5849905748  
**Longitude:** -97.119055972  
**TAD Map:** 2114-332  
**MAPSCO:** TAR-124H



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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 91 Lot 19

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1985

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 05137527

**Site Name:** WALNUT CREEK VALLEY ADDITION-91-19

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,893

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,671

**Land Acres<sup>\*</sup>:** 0.1990

**Pool:** Y

<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:**

MCMICHAEL ROSS A  
MCMICHAEL MELODY

**Primary Owner Address:**

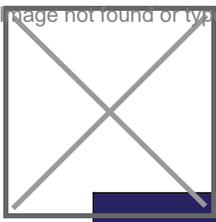
1202 CROWN DR  
MANSFIELD, TX 76063-6601

**Deed Date:** 8/25/1997

**Deed Volume:** 0012890

**Deed Page:** 0000312

**Instrument:** 00128900000312



Previous Owners	Date	Instrument	Deed Volume	Deed Page
LONG JENNIFER H;LONG RICHARD A	3/21/1994	00115260001597	0011526	0001597
DOTY EUGENE L	5/10/1985	00081780001092	0008178	0001092
BOB HINES CO INC	2/14/1985	00080920000713	0008092	0000713
MANSFIELD WALNUT CREEK DEV CO	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	\$322,736	\$75,000	\$397,736	\$397,736
2024	\$322,736	\$75,000	\$397,736	\$397,736
2023	\$321,595	\$75,000	\$396,595	\$367,115
2022	\$272,336	\$65,000	\$337,336	\$333,741
2021	\$238,401	\$65,000	\$303,401	\$303,401
2020	\$222,019	\$65,000	\$287,019	\$287,019

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.