



Address: [415 MEADOW CREEK DR](#)
City: MANSFIELD
Georeference: 24753-7-6A
Subdivision: MANSFIELD COUNTRY ESTATES ADDN
Neighborhood Code: 1M900B

Latitude: 32.5907022408
Longitude: -97.1805962864
TAD Map: 2096-336
MAPSCO: TAR-123E



Google Map or type unknown

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

PROPERTY DATA

Legal Description: MANSFIELD COUNTRY
ESTATES ADDN Block 7 Lot 6A & 7 & ABST 997 TR
9J1

Jurisdictions:

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

State Code: A

Year Built: 1987

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$594,152

Protest Deadline Date: 5/24/2024

Site Number: 05441005

Site Name: MANSFIELD COUNTRY ESTATES ADDN-7-6A-20

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,165

Percent Complete: 100%

Land Sqft^{*}: 83,772

Land Acres^{*}: 1.9231

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:

CHARLOTTE D KRYSTINIK REVOCABLE TRUST

Primary Owner Address:

67C BLUE CANYON TRL
SANTA FE, NM 87507

Deed Date: 7/13/2023

Deed Volume:

Deed Page:

Instrument: [D223131621](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KRYSTINIK CHARLOTTE	1/15/2018	0000033574		
KRYSTINIK C;KRYSTINIK RAYMOND	10/23/1991	00104250002277	0010425	0002277
KOCH DARLENE;KOCH MAX JR	7/8/1988	00097040000363	0009704	0000363
D & W BUILDERS	1/1/1984	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 ⁺
2025	\$452,997	\$141,155	\$594,152	\$561,285
2024	\$452,997	\$141,155	\$594,152	\$510,259
2023	\$399,757	\$131,924	\$531,681	\$463,872
2022	\$371,588	\$78,462	\$450,050	\$421,702
2021	\$349,303	\$78,462	\$427,765	\$383,365
2020	\$358,333	\$78,462	\$436,795	\$348,514

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.