



Address: [1606 HASTINGS DR](#)
City: MANSFIELD
Georeference: 44964-2-1
Subdivision: WALNUT CREEK CONNECTION ADDN
Neighborhood Code: 1M080J

Latitude: 32.5958124416
Longitude: -97.1132516972
TAD Map: 2114-336
MAPSCO: TAR-124D



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

PROPERTY DATA

Legal Description: WALNUT CREEK CONNECTION
ADDN Block 2 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: 1993

Personal Property Account: N/A

Agent: VANGUARD PROPERTY TAX APPEALS (18005)

Protest Deadline Date: 5/24/2024

Site Number: 05480752

Site Name: WALNUT CREEK CONNECTION ADDN-2-1

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,800

Percent Complete: 100%

Land Sqft^{*}: 7,540

Land Acres^{*}: 0.1730

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

NEXPIRE CO LTD

Primary Owner Address:

5050 QUORUM DR SUITE 225
DALLAS, TX 75254

Deed Date: 3/27/2023

Deed Volume:

Deed Page:

Instrument: [D223051366](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OPEN HOUSE TEXAS REALTY & INVESTMENTS LLC	9/21/2022	D222232554		
HARRIS TIMOTHY ALAN	6/20/2007	D207215218	0000000	0000000
TIMCO HASTINGS INC	2/10/2004	D204051083	0000000	0000000
HARRIS TIMOTHY ALAN	2/9/2004	D204051082	0000000	0000000
HARRIS TERESA;HARRIS TIMOTHY A	10/10/1994	00117610000253	0011761	0000253
COGDILL ALAN B;COGDILL MARY K	6/24/1993	00109940001338	0010994	0001338
AVENTURE HOMES	3/24/1993	00109940001330	0010994	0001330
IRVING HOMES INC	5/12/1992	00106360000141	0010636	0000141
MIKE THOMPSON ASSOCIATES INC	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	\$253,000	\$55,000	\$308,000	\$308,000
2024	\$253,000	\$55,000	\$308,000	\$308,000
2023	\$248,000	\$55,000	\$303,000	\$303,000
2022	\$232,190	\$45,000	\$277,190	\$277,190
2021	\$195,638	\$45,000	\$240,638	\$240,638
2020	\$162,863	\$45,000	\$207,863	\$207,863

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

There are no exemptions for this property

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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.