



Address: [1501 LINCOLN DR](#)
City: MANSFIELD
Georeference: 44980-52-8
Subdivision: WALNUT CREEK VALLEY ADDITION
Neighborhood Code: 1M050M

Latitude: 32.5961064741
Longitude: -97.1160518933
TAD Map: 2114-336
MAPSCO: TAR-124D



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 52 Lot 8

Jurisdictions:
CITY OF MANSFIELD (017)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
MANSFIELD ISD (908)
State Code: A
Year Built: 1988
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 05481899
Site Name: WALNUT CREEK VALLEY ADDITION-52-8
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,178
Percent Complete: 100%
Land Sqft^{*}: 7,569
Land Acres^{*}: 0.1737
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:
RODRIGUEZ JUAN MIGUEL
Primary Owner Address:
1501 LINCOLN DR
MANSFIELD, TX 76063

Deed Date: 5/31/2022
Deed Volume:
Deed Page:
Instrument: [D222148283](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BEAL AMY L;BEAL JONATHAN SCOTT	6/25/2018	D218140768		
MMT RESIDENTIAL PROPERTIES LLC	12/27/2016	D216304736		
HEWITT AMANDA G;HEWITT MARK	9/27/2013	D213257030	0000000	0000000
ELKINS THOMAS	8/2/2006	D206245919	0000000	0000000
TAMAKIAN ARMEN G;TAMAKIAN KAY	9/3/2002	00159840000033	0015984	0000033
TAMAKIAN ARMEN G	4/15/1988	00092470001883	0009247	0001883
BROOKS BUILDERS INC	2/26/1988	00092310001245	0009231	0001245
MANSFIELD-WALNUT CRK DEV CO	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	\$293,903	\$55,000	\$348,903	\$348,903
2024	\$293,903	\$55,000	\$348,903	\$348,903
2023	\$344,230	\$55,000	\$399,230	\$399,230
2022	\$275,851	\$45,000	\$320,851	\$304,868
2021	\$232,153	\$45,000	\$277,153	\$277,153
2020	\$207,001	\$45,000	\$252,001	\$252,001

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.