



**Address:** [1303 FAIRFAX DR](#)  
**City:** MANSFIELD  
**Georeference:** 44980-39-2  
**Subdivision:** WALNUT CREEK VALLEY ADDITION  
**Neighborhood Code:** 1M050B

**Latitude:** 32.5971021892  
**Longitude:** -97.1207605519  
**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 39 Lot 2

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1989

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 05482801

**Site Name:** WALNUT CREEK VALLEY ADDITION-39-2

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,200

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,789

**Land Acres<sup>\*</sup>:** 0.2017

**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:**

LERMA CYNTHIA A  
CORBARRUBIA LEEROY

**Primary Owner Address:**

1303 FAIRFAX DR  
MANSFIELD, TX 76063

**Deed Date:** 6/30/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222167914](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
COLLEY JOHNNY JOE JR	10/7/2020	<a href="#">D220316566</a>		
COLLEY DAWNE C;COLLEY JOHNNY J	3/19/2020	<a href="#">D220067298</a>		
HOSKISON ALBERT LEE	10/10/2017	<a href="#">D217249938</a>		
LINDSEY MICHAEL G;LINDSEY VICKI	12/6/1989	00097820000669	0009782	0000669
JAMES ADDISON CUSTOM HOMES	8/8/1989	00096720002260	0009672	0002260
FROEHLICH TIM A	9/7/1985	00083000001222	0008300	0001222
B J LIVELY CUSTOM HOMES INC	9/6/1985	00083000001219	0008300	0001219
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 <sup>+</sup>
2025	\$317,011	\$60,000	\$377,011	\$377,011
2024	\$317,011	\$60,000	\$377,011	\$377,011
2023	\$331,282	\$60,000	\$391,282	\$391,282
2022	\$243,926	\$50,000	\$293,926	\$293,926
2021	\$222,628	\$50,000	\$272,628	\$272,628
2020	\$185,383	\$50,000	\$235,383	\$235,383

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.