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**Address:** [1305 FAIRFAX DR](#)  
**City:** MANSFIELD  
**Georeference:** 44980-39-3  
**Subdivision:** WALNUT CREEK VALLEY ADDITION  
**Neighborhood Code:** 1M050B

**Latitude:** 32.5972482074  
**Longitude:** -97.1205609756  
**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 VALLEY  
ADDITION Block 39 Lot 3

**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

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

**Site Number:** 05482844

**Site Name:** WALNUT CREEK VALLEY ADDITION-39-3

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,837

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,336

**Land Acres<sup>\*</sup>:** 0.2372

**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:**

FORRESTER CADI  
FORRESTER MICHAEL

**Primary Owner Address:**

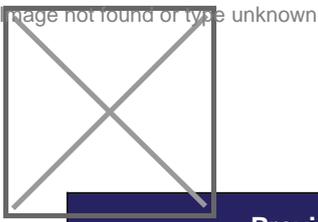
1305 FAIRFAX DR  
MANSFIELD, TX 76063

**Deed Date:** 9/8/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220227256](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
ALLUMS ROBBIN L	5/18/2018	<a href="#">D218111369</a>		
SPANN JON S;SPANN MELISSA	8/6/2010	<a href="#">D210196626</a>	0000000	0000000
VENTERS CHRISTOPHER;VENTERS NAOM	7/18/2007	<a href="#">D207254786</a>	0000000	0000000
PETERSON PATRICIA;PETERSON RUSSEL	7/30/1987	00090230002314	0009023	0002314
STOVER CONSTRUCTION INC	4/23/1987	00089220001984	0008922	0001984
PETERSON PATRICI;PETERSON RUSSELL	7/16/1986	00086150001672	0008615	0001672
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	\$245,000	\$60,000	\$305,000	\$305,000
2024	\$245,000	\$60,000	\$305,000	\$305,000
2023	\$272,614	\$60,000	\$332,614	\$300,807
2022	\$223,461	\$50,000	\$273,461	\$273,461
2021	\$204,188	\$50,000	\$254,188	\$254,188
2020	\$170,441	\$50,000	\$220,441	\$220,441

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.