



**Address:** [1416 SPYGLASS DR](#)  
**City:** MANSFIELD  
**Georeference:** 44980-43-2  
**Subdivision:** WALNUT CREEK VALLEY ADDITION  
**Neighborhood Code:** 1M050M

**Latitude:** 32.597310694  
**Longitude:** -97.119627877  
**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 43 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:** 1986

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

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

**Site Number:** 05483980

**Site Name:** WALNUT CREEK VALLEY ADDITION-43-2

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,807

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 12,967

**Land Acres<sup>\*</sup>:** 0.2976

**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:**

ROSE BRUCE

ROSE ELAINE

**Primary Owner Address:**

1416 SPYGLASS DR  
MANSFIELD, TX 76063-9074

**Deed Date:** 10/31/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218245455](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WHITEMAN DON H;WHITEMAN KAREN S	10/14/1986	00087150001502	0008715	0001502
HARRIS BUILDERS INC	7/2/1986	00085980001898	0008598	0001898
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	\$297,204	\$55,000	\$352,204	\$352,204
2024	\$297,204	\$55,000	\$352,204	\$352,204
2023	\$354,382	\$55,000	\$409,382	\$338,348
2022	\$318,399	\$45,000	\$363,399	\$307,589
2021	\$234,626	\$45,000	\$279,626	\$279,626
2020	\$218,132	\$45,000	\$263,132	\$263,132

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.