



**Address:** [1406 SPYGLASS DR](#)  
**City:** MANSFIELD  
**Georeference:** 44980-43-7  
**Subdivision:** WALNUT CREEK VALLEY ADDITION  
**Neighborhood Code:** 1M050M

**Latitude:** 32.5963340519  
**Longitude:** -97.1189629969  
**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 7

**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:** None

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

**Site Number:** 05484049

**Site Name:** WALNUT CREEK VALLEY ADDITION-43-7

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,295

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,604

**Land Acres<sup>\*</sup>:** 0.2204

**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:**

PEREZ MICHELLE

**Primary Owner Address:**

1406 SPYGLASS DR  
MANSFIELD, TX 76063

**Deed Date:** 11/16/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218255139](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SWOFFORD KENNETH;SWOFFORD PAMELA	8/28/1995	00018970000823	0001897	0000823
GIBBS DAVID A;GIBBS TRINA	11/19/1986	00087560000139	0008756	0000139
AVANTE HOMES INC	7/17/1986	00086170000620	0008617	0000620
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	\$294,411	\$55,000	\$349,411	\$349,411
2024	\$294,411	\$55,000	\$349,411	\$349,411
2023	\$344,906	\$55,000	\$399,906	\$335,884
2022	\$276,380	\$45,000	\$321,380	\$305,349
2021	\$232,590	\$45,000	\$277,590	\$277,590
2020	\$207,390	\$45,000	\$252,390	\$252,390

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.