



**Address:** [805 MUIRFIELD DR](#)  
**City:** MANSFIELD  
**Georeference:** 44985-13-11  
**Subdivision:** WALNUT ESTATES  
**Neighborhood Code:** 1M050G

**Latitude:** 32.5824660917  
**Longitude:** -97.1142167293  
**TAD Map:** 2114-332  
**MAPSCO:** TAR-124M



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** WALNUT ESTATES Block 13 Lot 11

**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:** 05875064

**Site Name:** WALNUT ESTATES-13-11

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,860

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,360

**Land Acres<sup>\*</sup>:** 0.2148

**Pool:** Y

<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:**

DUCOTEY LUCYTТА NIKOLLE

DUCOTEY HOWARD S JR

**Primary Owner Address:**

805 MUIRFIELD DR  
MANSFIELD, TX 76063

**Deed Date:** 9/23/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222235386](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JAMESON DARREN;JAMESON WENDY	5/4/2001	00148730000035	0014873	0000035
YOUNG LINDA;YOUNG MICHAEL P	9/29/1988	00093990001983	0009399	0001983
HINES PROPERTIES INC	6/15/1988	00093060000269	0009306	0000269
BOB HINES COMPANIES INC	5/2/1986	00085340001031	0008534	0001031
WALNUT DEV CORP	1/1/1985	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	\$455,416	\$75,000	\$530,416	\$530,416
2024	\$455,416	\$75,000	\$530,416	\$530,416
2023	\$452,330	\$75,000	\$527,330	\$527,330
2022	\$345,438	\$65,000	\$410,438	\$402,332
2021	\$300,756	\$65,000	\$365,756	\$365,756
2020	\$279,143	\$65,000	\$344,143	\$344,143

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.