



Address: [809 RIVIERA DR](#)
City: MANSFIELD
Georeference: 44985-14-10
Subdivision: WALNUT ESTATES
Neighborhood Code: 1M050N

Latitude: 32.5853072087
Longitude: -97.1117612243
TAD Map: 2114-332
MAPSCO: TAR-125E



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WALNUT ESTATES Block 14 Lot 10

Jurisdictions:

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

State Code: A

Year Built: 1990

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 05875471

Site Name: WALNUT ESTATES-14-10

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,889

Percent Complete: 100%

Land Sqft^{*}: 11,710

Land Acres^{*}: 0.2688

Pool: N

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

MINTER LIVING TRUST

Primary Owner Address:

809 RIVIERA DR
MANSFIELD, TX 76063

Deed Date: 6/3/2022

Deed Volume:

Deed Page:

Instrument: [D222143281](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MINTER JAMES M;MINTER SHARRON	1/20/1994	00114270002278	0011427	0002278
LANIER JO H;LANIER ROSS E	11/13/1989	00097590001826	0009759	0001826
MBANK	1/6/1989	00094900000375	0009490	0000375
GREEN G A;GREEN JERRY D MEYERS	6/12/1985	00082220000640	0008222	0000640
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 ⁺
2025	\$396,548	\$100,000	\$496,548	\$496,548
2024	\$396,548	\$100,000	\$496,548	\$496,548
2023	\$360,000	\$100,000	\$460,000	\$455,953
2022	\$337,141	\$100,000	\$437,141	\$414,503
2021	\$276,821	\$100,000	\$376,821	\$376,821
2020	\$256,185	\$100,000	\$356,185	\$356,185

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.