



**Address:** [1519 BRIDGE WATER LN](#)  
**City:** MANSFIELD  
**Georeference:** 38188H-1-16  
**Subdivision:** SHANNON CREEK ADDITION  
**Neighborhood Code:** 1M080D

**Latitude:** 32.594037729  
**Longitude:** -97.1341517794  
**TAD Map:** 2108-336  
**MAPSCO:** TAR-124B



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** SHANNON CREEK ADDITION  
Block 1 Lot 16

**Jurisdictions:**  
CITY OF MANSFIELD (017)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
MANSFIELD ISD (908)  
**State Code:** A  
**Year Built:** 1996  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 05929008  
**Site Name:** SHANNON CREEK ADDITION-1-16  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,940  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 11,222  
**Land Acres<sup>\*</sup>:** 0.2576  
**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:**  
KRAMER KENDELL  
**Primary Owner Address:**  
1519 BRIDGE WATER LN  
MANSFIELD, TX 76063

**Deed Date:** 8/18/2021  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D221307357 CWD](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LIGHTHOUSE HOMES LLC	8/21/2020	<a href="#">D220293329</a>		
GRUBB LAURENCE N	1/28/2011	<a href="#">D220197302</a>		
GRUBB JANA D;GRUBB LAURENCE N	10/10/2000	00145750000067	0014575	0000067
CLINTON JANAN L	9/30/1996	00125330002195	0012533	0002195
GARY COOPER CUSTOM HOMES INC	1/28/1994	00114340000739	0011434	0000739
SHANNON CREEK JV	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	\$347,838	\$46,750	\$394,588	\$394,588
2024	\$347,838	\$46,750	\$394,588	\$394,588
2023	\$345,433	\$46,750	\$392,183	\$392,183
2022	\$272,428	\$38,250	\$310,678	\$310,678
2021	\$245,958	\$38,250	\$284,208	\$284,208
2020	\$218,017	\$38,250	\$256,267	\$242,702

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

There are no exemptions for this property

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.