



Address: [1418 SOUTHERN HILLS DR](#)
City: MANSFIELD
Georeference: 44985-16-8
Subdivision: WALNUT ESTATES
Neighborhood Code: 1M050N

Latitude: 32.5830317328
Longitude: -97.1112349226
TAD Map: 2114-332
MAPSCO: TAR-125J



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

PROPERTY DATA

Legal Description: WALNUT ESTATES Block 16 Lot 8

Jurisdictions:

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

State Code: A

Year Built: 1994

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 06567282

Site Name: WALNUT ESTATES-16-8

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,966

Percent Complete: 100%

Land Sqft^{*}: 10,625

Land Acres^{*}: 0.2439

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:

CATTELL LEROY
CATTELL JOVITA B

Primary Owner Address:

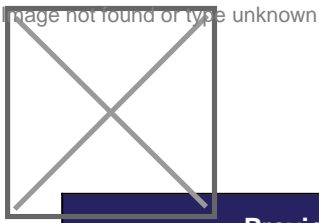
1418 SOUTHERN HILLS DR
MANSFIELD, TX 76063-3834

Deed Date: 6/10/2022

Deed Volume:

Deed Page:

Instrument: [D222152449](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CATTELL LEROY E	10/25/2011	0000000000000000	0000000	0000000
CATTELL LEROY;CATTELL SHIRLEY C EST	3/20/2006	D206086110	0000000	0000000
TINER BETTE	1/17/2004	D204042426	0000000	0000000
CENDANT MOBILTY FIN CORP	1/16/2004	D204042425	0000000	0000000
O'CONNOR ANNE N;O'CONNOR PAUL D	4/11/2002	00156040000111	0015604	0000111
SPEER HAROLD L;SPEER PATRICIA	2/7/1995	00119190000392	0011919	0000392
GERALD BOGGS INC	3/16/1994	00115010000742	0011501	0000742
TIMBERCHASE DEV CO INC	3/15/1994	00115000001160	0011500	0001160
KRUEGER DEV CO OF TEXAS INC	1/1/1992	0000000000000000	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	\$423,916	\$100,000	\$523,916	\$523,916
2024	\$423,916	\$100,000	\$523,916	\$523,916
2023	\$433,857	\$100,000	\$533,857	\$480,984
2022	\$361,149	\$100,000	\$461,149	\$437,258
2021	\$297,507	\$100,000	\$397,507	\$397,507
2020	\$275,729	\$100,000	\$375,729	\$375,729

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)
- DISABLED VET 70 to 99 PCT 11.22
- DISABLED VET 100 PCT 11.131 - T&P

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Tarrant Appraisal District Property Information | PDF

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.