



Address: [451 NEWT PATTERSON RD](#)
City: MANSFIELD
Georeference: 30353-1-3
Subdivision: NOWELL
Neighborhood Code: 1A010V

Latitude: 32.5699713378
Longitude: -97.1483672189
TAD Map: 2108-328
MAPSCO: TAR-123R



Google Map or type unknown

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

PROPERTY DATA

Legal Description: NOWELL Block 1 Lot 3

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

Agent: PROPERTY TAX PROTEST (00795)

Notice Sent Date: 4/15/2025

Notice Value: \$887,368

Protest Deadline Date: 5/24/2024

Site Number: 06623239

Site Name: NOWELL-1-3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 3,041

Percent Complete: 100%

Land Sqft*: 363,290

Land Acres*: 8.3400

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:

NAPIER RANDALL A
NAPIER CONNIE L

Primary Owner Address:

451 NEWT PATTERSON RD
MANSFIELD, TX 76063

Deed Date: 11/14/2019

Deed Volume:

Deed Page:

Instrument: [D219262982](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHOPIN CHRISTOPHER J	2/14/2013	D213039641	0000000	0000000
CHOPIN CHRISTOPHER;CHOPIN HOLLY	9/1/1993	00112300000595	0011230	0000595
NOWELL KEN SR	1/1/1993	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	\$439,240	\$415,800	\$855,040	\$777,699
2024	\$471,568	\$415,800	\$887,368	\$706,999
2023	\$473,175	\$349,740	\$822,915	\$642,726
2022	\$413,880	\$186,120	\$600,000	\$584,296
2021	\$345,058	\$186,120	\$531,178	\$531,178
2020	\$384,908	\$186,120	\$571,028	\$571,028

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)
- SOLAR & WIND POWERED DEVICES 11.27

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.