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**Address:** [1702 MEADOW CREST LN](#)  
**City:** MANSFIELD  
**Georeference:** 44980-39-22  
**Subdivision:** WALNUT CREEK VALLEY ADDITION  
**Neighborhood Code:** 1M050B

**Latitude:** 32.5968906527  
**Longitude:** -97.1221870235  
**TAD Map:** 2114-336  
**MAPSCO:** TAR-124D



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

## PROPERTY DATA

**Legal Description:** WALNUT CREEK VALLEY  
ADDITION Block 39 Lot 22

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1998

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$391,035

**Protest Deadline Date:** 5/24/2024

**Site Number:** 06753612

**Site Name:** WALNUT CREEK VALLEY ADDITION-39-22

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,368

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,423

**Land Acres<sup>\*</sup>:** 0.1933

**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:**

PRENTICE ROY L  
PRENTICE PATRICIA

**Primary Owner Address:**

1702 MEADOW CREST LN  
MANSFIELD, TX 76063-2941

**Deed Date:** 8/31/1998

**Deed Volume:** 0013403

**Deed Page:** 0000123

**Instrument:** 00134030000123

| Previous Owners    | Date      | Instrument     | Deed Volume | Deed Page |
|--------------------|-----------|----------------|-------------|-----------|
| GERALD BOGGS INC   | 9/29/1994 | 00117470000916 | 0011747     | 0000916   |
| NATHAN A WATSON CO | 1/1/1994  | 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 | \$331,035          | \$60,000    | \$391,035    | \$391,035                    |
| 2024 | \$331,035          | \$60,000    | \$391,035    | \$386,033                    |
| 2023 | \$345,859          | \$60,000    | \$405,859    | \$350,939                    |
| 2022 | \$282,341          | \$50,000    | \$332,341    | \$319,035                    |
| 2021 | \$257,061          | \$50,000    | \$307,061    | \$290,032                    |
| 2020 | \$213,665          | \$50,000    | \$263,665    | \$263,665                    |

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.