



**Address:** [606 GLEN ABBEY DR](#)  
**City:** MANSFIELD  
**Georeference:** 13562-1-11  
**Subdivision:** FAIRWAYS OF WALNUT CREEK, THE  
**Neighborhood Code:** 1M050D

**Latitude:** 32.5827339433  
**Longitude:** -97.1060491685  
**TAD Map:** 2120-332  
**MAPSCO:** TAR-125J



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** FAIRWAYS OF WALNUT CREEK, THE Block 1 Lot 11

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1997

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 06873979

**Site Name:** FAIRWAYS OF WALNUT CREEK, THE-1-11

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,309

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 17,250

**Land Acres<sup>\*</sup>:** 0.3960

**Pool:** Y

<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:**

MUZZIN NICOLAS ENZO

MUZZIN CATHRYN

**Primary Owner Address:**

606 GLEN ABBEY DR  
MANSFIELD, TX 76063

**Deed Date:** 3/10/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223039881](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KING EVONNE;KING RICHARD COREY	4/7/2020	<a href="#">D220081046</a>		
BRADY CYNTHIA;BRADY STEPHEN J	8/24/2005	<a href="#">D205257460</a>	0000000	0000000
WILSON ROBERTA;WILSON STANLEY	11/17/1998	00135420000050	0013542	0000050
BRISCOE LEE ANN;BRISCOE ROBERT S	10/29/1997	00129700000506	0012970	0000506
KRUEGER DEV CO OF TEXAS INC	1/1/1995	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	\$528,295	\$120,000	\$648,295	\$648,295
2024	\$528,295	\$120,000	\$648,295	\$648,295
2023	\$510,831	\$120,000	\$630,831	\$561,440
2022	\$449,136	\$120,000	\$569,136	\$510,400
2021	\$344,000	\$120,000	\$464,000	\$464,000
2020	\$292,749	\$120,000	\$412,749	\$412,749

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.