



Address: [1016 WALNUT FALLS CIR](#)

City: MANSFIELD

Georeference: 13562-4-1

Subdivision: FAIRWAYS OF WALNUT CREEK, THE

Neighborhood Code: 1M050D

Latitude: 32.5792032041

Longitude: -97.1047714748

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 4 Lot 1

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

Notice Sent Date: 4/15/2025

Notice Value: \$667,000

Protest Deadline Date: 5/24/2024

Site Number: 06924581

Site Name: FAIRWAYS OF WALNUT CREEK, THE-4-1

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,520

Percent Complete: 100%

Land Sqft^{*}: 19,560

Land Acres^{*}: 0.4490

Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

ROOS TIMOTHY

ROOS JILL S

Primary Owner Address:

1016 WALNUT FALLS CIR

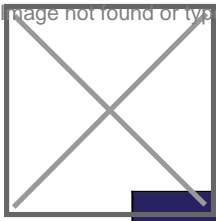
MANSFIELD, TX 76063-3464

Deed Date: 6/11/1997

Deed Volume: 0012814

Deed Page: 0000461

Instrument: 00128140000461



Previous Owners	Date	Instrument	Deed Volume	Deed Page
JIM JOHNSON HOMES	6/4/1996	00124090002347	0012409	0002347
TIMBERCHASE DEV CO INC	6/3/1996	00123970001612	0012397	0001612
KRUEGER DEV CO OF TEXAS INC	1/1/1996	000000000000000	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	\$497,000	\$120,000	\$617,000	\$617,000
2024	\$547,000	\$120,000	\$667,000	\$638,149
2023	\$528,000	\$120,000	\$648,000	\$580,135
2022	\$420,000	\$120,000	\$540,000	\$527,395
2021	\$377,969	\$120,000	\$497,969	\$479,450
2020	\$315,864	\$120,000	\$435,864	\$435,864

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.