



Address: [1604 CRESTMEADOW LN](#)
City: MANSFIELD
Georeference: 44964-7-15
Subdivision: WALNUT CREEK CONNECTION ADDN
Neighborhood Code: 1M080J

Latitude: 32.5975643384
Longitude: -97.1133041699
TAD Map: 2114-336
MAPSCO: TAR-124D



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WALNUT CREEK CONNECTION
ADDN Block 7 Lot 15

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: \$340,535

Protest Deadline Date: 5/24/2024

Site Number: 06989861

Site Name: WALNUT CREEK CONNECTION ADDN-7-15

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,780

Percent Complete: 100%

Land Sqft^{*}: 7,475

Land Acres^{*}: 0.1716

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:

LOZANO GUILLERMO CRUZ
LOZANO DEBBIE

Primary Owner Address:

1604 CRESTMEDOW LN
MANSFIELD, TX 76063

Deed Date: 1/6/2025

Deed Volume:

Deed Page:

Instrument: [D225002247](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NGUYEN TIM;PHAM TIEN	5/22/2020	D220121877		
OPENDOOR PROPERTY TRUST I	2/28/2020	D220049072		
POOL RANDALL	2/6/2020	D220049071		
POOL RANDALL J	5/28/2003	00167660000073	0016766	0000073
NIGG JASON M;NIGG MARCY M	12/30/1997	00130270000447	0013027	0000447
CHOICE HOMES INC	9/11/1997	00129060000453	0012906	0000453
MORITZ INTERESTS LTD	1/1/1996	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	\$285,535	\$55,000	\$340,535	\$340,535
2024	\$285,535	\$55,000	\$340,535	\$340,535
2023	\$261,000	\$55,000	\$316,000	\$316,000
2022	\$245,000	\$45,000	\$290,000	\$290,000
2021	\$210,607	\$45,000	\$255,607	\$255,607
2020	\$174,199	\$45,000	\$219,199	\$219,199

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.