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Address: [1713 CRESTMEADOW LN](#)
City: MANSFIELD
Georeference: 44964-8-31
Subdivision: WALNUT CREEK CONNECTION ADDN
Neighborhood Code: 1M080J

Latitude: 32.5990794115
Longitude: -97.1116263449
TAD Map: 2114-336
MAPSCO: TAR-125A



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

PROPERTY DATA

Legal Description: WALNUT CREEK CONNECTION
ADDN Block 8 Lot 31

Jurisdictions:

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

State Code: A

Year Built: 1999

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 06990231

Site Name: WALNUT CREEK CONNECTION ADDN-8-31

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,035

Percent Complete: 100%

Land Sqft^{*}: 7,540

Land Acres^{*}: 0.1730

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:

TRAN TU UYEN
NGUYEN ANDREW

Primary Owner Address:
1713 CRESTMEADOW LN
MANSFIELD, TX 76063

Deed Date: 6/13/2022

Deed Volume:

Deed Page:

Instrument: [D222151877](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PEACOCK BARBARA	1/13/2020	142-20-006118		
PEACOCK BARBARA;PEACOCK THOMAS A EST	8/16/1999	00139690000459	0013969	0000459
CHOICE HOMES-TEXAS INC	4/6/1999	00137450000215	0013745	0000215
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	\$291,000	\$55,000	\$346,000	\$346,000
2024	\$291,000	\$55,000	\$346,000	\$346,000
2023	\$292,000	\$55,000	\$347,000	\$347,000
2022	\$263,221	\$45,000	\$308,221	\$284,699
2021	\$229,134	\$45,000	\$274,134	\$258,817
2020	\$190,288	\$45,000	\$235,288	\$235,288

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.