



**Address:** [902 WALNUT FALLS CIR](#)  
**City:** MANSFIELD  
**Georeference:** 13562-3-33R  
**Subdivision:** FAIRWAYS OF WALNUT CREEK, THE  
**Neighborhood Code:** 1M050D

**Latitude:** 32.5761265017  
**Longitude:** -97.1032516084  
**TAD Map:** 2120-328  
**MAPSCO:** TAR-125P



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 3 Lot 33R PER PLAT B-1526

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2019

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 06998143

**Site Name:** FAIRWAYS OF WALNUT CREEK, THE-3-33R

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 4,460

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 22,387

**Land Acres<sup>\*</sup>:** 0.5139

**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:**

BLANKENSBIP ALAN L

**Primary Owner Address:**

902 WALNUT FALLS CIR  
MANSFIELD, TX 76063

**Deed Date:** 9/7/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218200643](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ABELSON CHARLOTTE;ABELSON JOSHUA	7/17/2017	<a href="#">D217166961</a>		
BLAB MANAGEMENT CO LLC	8/20/2013	<a href="#">D213220876</a>	0000000	0000000
BLAD MANAGEMENT CO LLC	8/19/2013	<a href="#">D213220876</a>	0000000	0000000
EVANS KIMBERLY	7/19/2010	<a href="#">D210178931</a>	0000000	0000000
RAY CARY	11/2/2004	<a href="#">D204363549</a>	0000000	0000000
MCCASLIN ROBERT JR	9/27/2001	00151720000305	0015172	0000305
LYNN JOHNSON INC	6/13/2001	00149540000072	0014954	0000072
KRUEGER DEV CO OF TEXAS INC	1/1/1997	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	\$709,000	\$240,000	\$949,000	\$949,000
2024	\$709,000	\$240,000	\$949,000	\$949,000
2023	\$742,402	\$240,000	\$982,402	\$914,689
2022	\$655,178	\$240,000	\$895,178	\$831,535
2021	\$515,941	\$240,000	\$755,941	\$755,941
2020	\$161,607	\$240,000	\$401,607	\$401,607

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.