



**Address:** [1613 FAIRFAX DR](#)  
**City:** MANSFIELD  
**Georeference:** 44980-34-11  
**Subdivision:** WALNUT CREEK VALLEY ADDITION  
**Neighborhood Code:** 1M050B

**Latitude:** 32.6007107732  
**Longitude:** -97.1199384609  
**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 VALLEY  
ADDITION Block 34 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:** 1999

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 07205104

**Site Name:** WALNUT CREEK VALLEY ADDITION-34-11

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,819

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,400

**Land Acres<sup>\*</sup>:** 0.1928

**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:**

WILSON LAWRENCE F

**Primary Owner Address:**

1613 FAIRFAX DR  
MANSFIELD, TX 76063

**Deed Date:** 8/4/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221226973](#)

| Previous Owners                        | Date      | Instrument                 | Deed Volume | Deed Page |
|--|-----------|----------------------------|-------------|-----------|
| MARTIN ANTHA J; MARTIN JAMES R         | 7/1/2016  | <a href="#">D216148246</a> |             |           |
| MCMULLEN DANIEL S                      | 2/24/2015 | <a href="#">D216148245</a> |             |           |
| MCMULLEN DANIEL S; MCMULLEN PAMELA EST | 5/31/2000 | 00143710000194             | 0014371     | 0000194   |
| LANCASTER AMANDA C; LANCASTER R B      | 5/17/1999 | 00138190000187             | 0013819     | 0000187   |
| FIRST TEXAS HOMES INC                  | 1/7/1999  | 00136260000117             | 0013626     | 0000117   |
| NATHAN A WATSON CO                     | 1/1/1998  | 0000000000000000           | 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 | \$404,959          | \$60,000    | \$464,959    | \$464,959                    |
| 2024 | \$404,959          | \$60,000    | \$464,959    | \$464,959                    |
| 2023 | \$422,180          | \$60,000    | \$482,180    | \$432,688                    |
| 2022 | \$343,353          | \$50,000    | \$393,353    | \$393,353                    |
| 2021 | \$257,000          | \$50,000    | \$307,000    | \$307,000                    |
| 2020 | \$257,000          | \$50,000    | \$307,000    | \$307,000                    |

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)
- DISABLED VET 70 to 99 PCT 11.22

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.