



Address: [1603 FAIRFAX DR](#)
City: MANSFIELD
Georeference: 44980-34-16
Subdivision: WALNUT CREEK VALLEY ADDITION
Neighborhood Code: 1M050B

Latitude: 32.5997592116
Longitude: -97.120088619
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 16

Jurisdictions:

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

State Code: A

Year Built: 1998

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$535,226

Protest Deadline Date: 5/24/2024

Site Number: 07205155

Site Name: WALNUT CREEK VALLEY ADDITION-34-16

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,484

Percent Complete: 100%

Land Sqft^{*}: 8,400

Land Acres^{*}: 0.1928

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:

MELTON CHRISTINE ANN

Primary Owner Address:

1603 FAIRFAX DR
MANSFIELD, TX 76063

Deed Date: 9/24/2021

Deed Volume:

Deed Page:

Instrument: 142-21-194530

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MELTON WILLIAM B EST	8/13/2010	D210201029	0000000	0000000
PRUDENTIAL RELOC INC	7/12/2010	D210201028	0000000	0000000
ROBINSON DONNA M;ROBINSON JERAL W	12/10/1998	00135690000126	0013569	0000126
NATHAN A WATSON CO	1/1/1998	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	\$475,226	\$60,000	\$535,226	\$535,226
2024	\$475,226	\$60,000	\$535,226	\$503,067
2023	\$422,461	\$60,000	\$482,461	\$457,334
2022	\$365,758	\$50,000	\$415,758	\$415,758
2021	\$366,832	\$50,000	\$416,832	\$391,826
2020	\$306,205	\$50,000	\$356,205	\$356,205

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.