



Address: [1601 FAIRFAX DR](#)
City: MANSFIELD
Georeference: 44980-34-17
Subdivision: WALNUT CREEK VALLEY ADDITION
Neighborhood Code: 1M050B

Latitude: 32.5995644051
Longitude: -97.1201184431
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 17

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

Notice Sent Date: 4/15/2025

Notice Value: \$438,231

Protest Deadline Date: 5/24/2024

Site Number: 07205163

Site Name: WALNUT CREEK VALLEY ADDITION-34-17

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,616

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:

CHAVARRIA RICARDO N

Primary Owner Address:

1601 FAIRFAX DR
MANSFIELD, TX 76063

Deed Date: 5/7/2019

Deed Volume:

Deed Page:

Instrument: [D219097230](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|-----------------------------|-----------|----------------------------|-------------|-----------|
| STEPHENS MICHAEL D. | 1/30/2019 | D219018506 | | |
| CLAY CAROLYN SUE | 8/28/2003 | D204067165 | 0000000 | 0000000 |
| CLAY CAROLYN S;CLAY JAMES R | 7/12/1999 | 00139120000433 | 0013912 | 0000433 |
| FIRST TEXAS HOMES INC | 1/28/1999 | 00136460000331 | 0013646 | 0000331 |
| 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 | \$350,000 | \$60,000 | \$410,000 | \$410,000 |
| 2024 | \$378,231 | \$60,000 | \$438,231 | \$412,610 |
| 2023 | \$358,163 | \$60,000 | \$418,163 | \$375,100 |
| 2022 | \$320,181 | \$50,000 | \$370,181 | \$341,000 |
| 2021 | \$260,000 | \$50,000 | \$310,000 | \$310,000 |
| 2020 | \$245,381 | \$50,000 | \$295,381 | \$295,381 |

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.