



Address: [1704 MALLARD CIR](#)
City: MANSFIELD
Georeference: 44970E-1-23
Subdivision: WALNUT CREEK NORTH ADDITION
Neighborhood Code: 1M020M

Latitude: 32.6022384779
Longitude: -97.1217956115
TAD Map: 2114-340
MAPSCO: TAR-110Z



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WALNUT CREEK NORTH
ADDITION Block 1 Lot 23

Jurisdictions:

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

State Code: A

Year Built: 2000

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/24/2024

Site Number: 07274351

Site Name: WALNUT CREEK NORTH ADDITION-1-23

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,582

Percent Complete: 100%

Land Sqft^{*}: 10,327

Land Acres^{*}: 0.2370

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:

STAAB KRISTIN R

Primary Owner Address:

1704 MALLARD CIR
MANSFIELD, TX 76063

Deed Date: 12/7/2015

Deed Volume:

Deed Page:

Instrument: [D215276857](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
STAAB JOHN;STAAB KRISTIN R	8/5/2004	D204250193	0000000	0000000
HARRELL JOHN A	9/26/2000	00145460000066	0014546	0000066
WEEKLEY HOMES LP	9/20/1999	00140230000043	0014023	0000043
NATHAN A WATSON CO INC	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	\$338,741	\$75,000	\$413,741	\$413,741
2024	\$338,741	\$75,000	\$413,741	\$413,741
2023	\$380,965	\$75,000	\$455,965	\$381,997
2022	\$314,147	\$60,000	\$374,147	\$347,270
2021	\$275,636	\$60,000	\$335,636	\$315,700
2020	\$227,000	\$60,000	\$287,000	\$287,000

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)

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.