



**Address:** [1817 LAKES EDGE BLVD](#)  
**City:** MANSFIELD  
**Georeference:** 44970E-4-2  
**Subdivision:** WALNUT CREEK NORTH ADDITION  
**Neighborhood Code:** 1M020M

**Latitude:** 32.6013221754  
**Longitude:** -97.1232563744  
**TAD Map:** 2114-340  
**MAPSCO:** TAR-124C



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 4 Lot 2

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2001

**Personal Property Account:** N/A

**Agent:** PROPERTY TAX LOCK (11667)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$531,140

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

**Site Number:** 07274688

**Site Name:** WALNUT CREEK NORTH ADDITION-4-2

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,262

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,000

**Land Acres<sup>\*</sup>:** 0.2066

**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:**

VIRDEN DENNIS LANIER  
VIRDEN AMY ELIZABETH

**Primary Owner Address:**

1817 LAKES EDGE BLVD  
MANSFIELD, TX 76063

**Deed Date:** 3/24/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221178236](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
VIRDEN DENNIS LANIER	1/30/2018	<a href="#">D218021567</a>		
COUCH CRAIG	6/27/2005	<a href="#">D205191064</a>	0000000	0000000
IULO JAMES T	5/17/2002	00157350000107	0015735	0000107
HIGHLAND HOMES LTD	10/25/2001	00152440000198	0015244	0000198
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 <sup>+</sup>
2025	\$456,140	\$75,000	\$531,140	\$531,140
2024	\$456,140	\$75,000	\$531,140	\$519,090
2023	\$502,089	\$75,000	\$577,089	\$471,900
2022	\$413,178	\$60,000	\$473,178	\$429,000
2021	\$330,000	\$60,000	\$390,000	\$390,000
2020	\$294,900	\$60,000	\$354,900	\$354,900

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.