



**Address:** [1709 MALLARD CIR](#)  
**City:** MANSFIELD  
**Georeference:** 44970E-5-3  
**Subdivision:** WALNUT CREEK NORTH ADDITION  
**Neighborhood Code:** 1M020M

**Latitude:** 32.6014999757  
**Longitude:** -97.1221969171  
**TAD Map:** 2114-340  
**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 NORTH  
ADDITION Block 5 Lot 3

**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:** None

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

**Notice Value:** \$576,251

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

**Site Number:** 07274823

**Site Name:** WALNUT CREEK NORTH ADDITION-5-3

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,182

**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:**

BISSON TIMOTHY C  
BISSON KATHERINE J

**Primary Owner Address:**

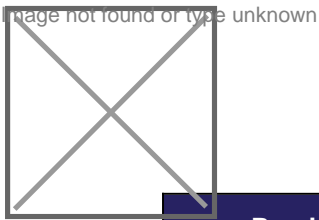
1709 MALLARD CIR  
MANSFIELD, TX 76063

**Deed Date:** 3/15/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224045249](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
HAKES HEIDI;HAKES JEFF	5/24/2002	00157050000236	0015705	0000236
WEEKLEY HOMES LP	6/22/1999	00138850000568	0013885	0000568
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	\$501,251	\$75,000	\$576,251	\$576,251
2024	\$501,251	\$75,000	\$576,251	\$425,920
2023	\$460,000	\$75,000	\$535,000	\$387,200
2022	\$387,473	\$60,000	\$447,473	\$352,000
2021	\$260,000	\$60,000	\$320,000	\$320,000
2020	\$260,000	\$60,000	\$320,000	\$320,000

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.