



Address: [1806 LAKES EDGE BLVD](#)
City: MANSFIELD
Georeference: 44970E-5-33
Subdivision: WALNUT CREEK NORTH ADDITION
Neighborhood Code: 1M020M

Latitude: 32.600222967
Longitude: -97.1223017138
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 NORTH
ADDITION Block 5 Lot 33

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: CHANDLER CROUCH (11730)

Notice Sent Date: 4/15/2025

Notice Value: \$392,838

Protest Deadline Date: 5/24/2024

Site Number: 07275153

Site Name: WALNUT CREEK NORTH ADDITION-5-33

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,366

Percent Complete: 100%

Land Sqft^{*}: 9,632

Land Acres^{*}: 0.2211

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:

TRAN HUNG

TRAN NGA PHAM

Primary Owner Address:

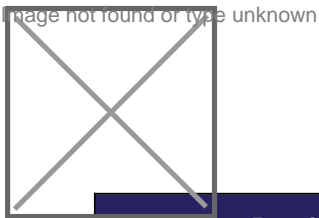
1806 LAKES EDGE BLVD
MANSFIELD, TX 76063-4099

Deed Date: 8/24/2009

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D209232636](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
O'SHEA BERNADETT;O'SHEA PATRICK	2/28/2002	00155080000326	0015508	0000326
HIGHLAND HOMES LTD	5/24/2001	00149170000282	0014917	0000282
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	\$317,838	\$75,000	\$392,838	\$392,838
2024	\$317,838	\$75,000	\$392,838	\$368,730
2023	\$358,012	\$75,000	\$433,012	\$335,209
2022	\$287,412	\$60,000	\$347,412	\$304,735
2021	\$217,032	\$60,000	\$277,032	\$277,032
2020	\$217,032	\$60,000	\$277,032	\$277,032

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.