



**Address:** [1303 MALLARD CIR](#)  
**City:** MANSFIELD  
**Georeference:** 44970E-6-2  
**Subdivision:** WALNUT CREEK NORTH ADDITION  
**Neighborhood Code:** 1M020M

**Latitude:** 32.5992835366  
**Longitude:** -97.122803972  
**TAD Map:** 2114-336  
**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 6 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:** None

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

**Notice Value:** \$439,191

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

**Site Number:** 07275234

**Site Name:** WALNUT CREEK NORTH ADDITION-6-2

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,325

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,252

**Land Acres<sup>\*</sup>:** 0.2123

**Pool:** N

<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:**

SMITH ALEXA

**Primary Owner Address:**

1303 MALLARD CIR  
MANSFIELD, TX 76063

**Deed Date:** 4/14/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220090069](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TRAN HOANG M LY;TRAN TAI A	10/12/2001	00152090000007	0015209	0000007
HIGHLAND HOME LTD	4/9/2001	00148380000376	0014838	0000376
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	\$364,191	\$75,000	\$439,191	\$439,191
2024	\$364,191	\$75,000	\$439,191	\$424,757
2023	\$356,846	\$75,000	\$431,846	\$386,143
2022	\$294,499	\$60,000	\$354,499	\$351,039
2021	\$259,126	\$60,000	\$319,126	\$319,126
2020	\$207,000	\$60,000	\$267,000	\$267,000

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.