



**Address:** [1301 MALLARD CIR](#)  
**City:** MANSFIELD  
**Georeference:** 44970E-6-3  
**Subdivision:** WALNUT CREEK NORTH ADDITION  
**Neighborhood Code:** 1M020M

**Latitude:** 32.5991781311  
**Longitude:** -97.1230208227  
**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 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:** 2002

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

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

**Notice Value:** \$598,663

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

**Site Number:** 07275242

**Site Name:** WALNUT CREEK NORTH ADDITION-6-3

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,934

**Percent Complete:** 100%

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

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

**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:**

LANDFAIR CHRISTOPHER L  
LANDFAIR NATASHA S

**Primary Owner Address:**

1301 MALLARD CIR  
MANSFIELD, TX 76063

**Deed Date:** 8/17/2015

**Deed Volume:**

**Deed Page:**

**Instrument:** [D215185785](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WARN CHRISTOPHER A	12/2/2013	<a href="#">D213309355</a>	0000000	0000000
NGUYEN KIM DINH	10/19/2011	<a href="#">D211255823</a>	0000000	0000000
GILBERT MICHAEL D;GILBERT SUE A	12/20/2002	00162600000116	0016260	0000116
HIGHLAND HOME LTD	1/26/2001	00147140000414	0014714	0000414
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	\$523,663	\$75,000	\$598,663	\$573,983
2024	\$523,663	\$75,000	\$598,663	\$521,803
2023	\$530,047	\$75,000	\$605,047	\$474,366
2022	\$438,803	\$60,000	\$498,803	\$431,242
2021	\$315,278	\$60,000	\$375,278	\$375,278
2020	\$309,200	\$60,000	\$369,200	\$369,200

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.