



Address: [1604 CLOVER HILL RD](#)
City: MANSFIELD
Georeference: 44970E-10-25
Subdivision: WALNUT CREEK NORTH ADDITION
Neighborhood Code: 1M020M

Latitude: 32.5950837943
Longitude: -97.1256894551
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 10 Lot 25

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

Agent: TEXAS TAX PROTEST (05909)

Notice Sent Date: 4/15/2025

Notice Value: \$454,000

Protest Deadline Date: 5/24/2024

Site Number: 07297041

Site Name: WALNUT CREEK NORTH ADDITION-10-25

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,379

Percent Complete: 100%

Land Sqft^{*}: 16,541

Land Acres^{*}: 0.3797

Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

BRIGGS JUSTIN
BRIGGS JOCALYN

Primary Owner Address:

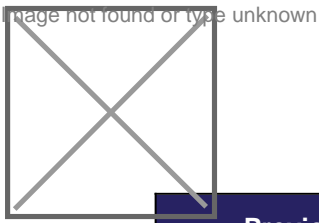
1604 CLOVER HILL RD
MANSFIELD, TX 76063-2938

Deed Date: 11/8/2007

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D207409594](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
MENILLO RALPH A	10/26/2001	00152210000291	0015221	0000291
D R HORTON TEXAS LTD	3/9/1999	00137230000319	0013723	0000319
NATHAN A WATSON CO INC	1/1/1999	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	\$379,000	\$75,000	\$454,000	\$435,009
2024	\$379,000	\$75,000	\$454,000	\$395,463
2023	\$372,000	\$75,000	\$447,000	\$359,512
2022	\$323,038	\$60,000	\$383,038	\$326,829
2021	\$237,117	\$60,000	\$297,117	\$297,117
2020	\$237,117	\$60,000	\$297,117	\$297,117

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.