



**Address:** [3 CORTINA CT](#)  
**City:** MANSFIELD  
**Georeference:** 44970E-11-19  
**Subdivision:** WALNUT CREEK NORTH ADDITION  
**Neighborhood Code:** 1M020M

**Latitude:** 32.599190579  
**Longitude:** -97.1270146733  
**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 11 Lot 19

**Jurisdictions:**

CITY OF MANSFIELD (017)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
MANSFIELD ISD (908)

**State Code:** A

**Year Built:** 1999

**Personal Property Account:** N/A

**Agent:** TEXAS TAX PROTEST (05909)

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

**Notice Value:** \$439,000

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

**Site Number:** 07297505

**Site Name:** WALNUT CREEK NORTH ADDITION-11-19

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,095

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,105

**Land Acres<sup>\*</sup>:** 0.2319

**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:**

LINN RICHARD RYAN  
LINN NOELLE

**Primary Owner Address:**

3 CORTINA CT  
MANSFIELD, TX 76063

**Deed Date:** 11/21/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219270165](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DORAN BRENDA LINN;DORAN DAVID SCOTT	3/16/2015	<a href="#">D215054131</a>		
BODY KELLY S;BODY RANDY D	1/18/2000	00142070000198	0014207	0000198
D R HORTON TEXAS LTD	3/9/1999	00137230000319	0013723	0000319
NATHAN A WATSON CO INC	1/1/1999	0000000000000000	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	\$338,000	\$75,000	\$413,000	\$410,681
2024	\$364,000	\$75,000	\$439,000	\$373,346
2023	\$357,000	\$75,000	\$432,000	\$339,405
2022	\$277,382	\$60,000	\$337,382	\$308,550
2021	\$250,000	\$60,000	\$310,000	\$280,500
2020	\$195,000	\$60,000	\$255,000	\$255,000

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.