



Address: [5 POND VIEW CT](#)
City: MANSFIELD
Georeference: 23262C-4-1
Subdivision: LAKES OF CREEKWOOD ADDITION
Neighborhood Code: 1M080L

Latitude: 32.5773321613
Longitude: -97.084953726
TAD Map: 2126-328
MAPSCO: TAR-125M



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: LAKES OF CREEKWOOD
ADDITION Block 4 Lot 1

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)

Protest Deadline Date: 5/24/2024

Site Number: 07317514

Site Name: LAKES OF CREEKWOOD ADDITION-4-1

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,732

Percent Complete: 100%

Land Sqft^{*}: 12,629

Land Acres^{*}: 0.2899

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:

VALENCIA MICHAEL ANTHONY CLYDE
FOURNIER-VALENCIA MICHELLE MARIE

Primary Owner Address:

5 POND VIEW CT
MANSFIELD, TX 76063

Deed Date: 5/2/2022

Deed Volume:

Deed Page:

Instrument: [D222113186](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|---------------------------------|------------|----------------------------|-------------|-----------|
| ERKE CYNTHIA;ERKE RONALD | 12/6/2005 | D205387509 | 0000000 | 0000000 |
| WELLS FARGO BANK NA | 7/5/2005 | 205200055 | 0000000 | 0000000 |
| BARNETT CHARLES M;BARNETT CINDY | 11/29/2001 | 00153080000278 | 0015308 | 0000278 |
| CRAIG MORRISON CUSTOM HOMES IN | 4/23/2001 | 00148540000048 | 0014854 | 0000048 |
| M R DEVELOPMENT CORP | 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 | \$459,344 | \$90,000 | \$549,344 | \$549,344 |
| 2024 | \$459,344 | \$90,000 | \$549,344 | \$549,344 |
| 2023 | \$463,139 | \$90,000 | \$553,139 | \$553,139 |
| 2022 | \$382,723 | \$80,000 | \$462,723 | \$456,555 |
| 2021 | \$361,912 | \$80,000 | \$441,912 | \$415,050 |
| 2020 | \$297,318 | \$80,000 | \$377,318 | \$377,318 |

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.