



Address: [1613 WATSON DR](#)
City: MANSFIELD
Georeference: 8497H-4-1
Subdivision: COUNTRY MEADOWS ADDN-MANSFIELD
Neighborhood Code: 1M900A

Latitude: 32.5873462646
Longitude: -97.1699751599
TAD Map: 2096-332
MAPSCO: TAR-123F



Google Map or type unknown

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

PROPERTY DATA

Legal Description: COUNTRY MEADOWS ADDN-MANSFIELD 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: None

Notice Sent Date: 4/15/2025

Notice Value: \$351,301

Protest Deadline Date: 5/24/2024

Site Number: 07521472

Site Name: COUNTRY MEADOWS ADDN-MANSFIELD-4-1

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,001

Percent Complete: 100%

Land Sqft^{*}: 9,154

Land Acres^{*}: 0.2101

Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

OLAWOYIN MOSES O

Primary Owner Address:

1613 WATSON DR
MANSFIELD, TX 76063

Deed Date: 11/16/2015

Deed Volume:

Deed Page:

Instrument: [D215259893](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ANGELUS GROUP PROPERTIES LTD THE	4/18/2006	D206370305		
KREBEL STEVEN R	4/17/2006	D206115069	0000000	0000000
BURKS & JACKSON HOMES LTD	6/27/2003	00169060000087	0016906	0000087
SEC OF HUD	1/8/2003	00163880000362	0016388	0000362
MORTGAGE ELECTRONIC REG SYS	1/7/2003	00163010000138	0016301	0000138
KECK WARD	3/16/2001	00147870000184	0014787	0000184
ASHTON-BROWN BUILDERS	12/21/2000	00146620000550	0014662	0000550
WATSON-MAY DEV 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	\$301,301	\$50,000	\$351,301	\$351,301
2024	\$301,301	\$50,000	\$351,301	\$347,307
2023	\$306,946	\$50,000	\$356,946	\$315,734
2022	\$273,503	\$25,000	\$298,503	\$287,031
2021	\$235,937	\$25,000	\$260,937	\$260,937
2020	\$212,644	\$25,000	\$237,644	\$237,644

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.