07-20-2025

Tarrant Appraisal District Property Information | PDF Account Number: 07521499

Address: 1609 WATSON DR

City: MANSFIELD Georeference: 8497H-4-3 Subdivision: COUNTRY MEADOWS ADDN-MANSFIELD Neighborhood Code: 1M900A



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

PROPERTY DATA

Legal Description: COUNTRY MEADOWS ADDN-MANSFIELD Block 4 Lot 3 Jurisdictions: Site Number: 07521499 CITY OF MANSFIELD (017) **TARRANT COUNTY (220) TARRANT COUNTY HOSPITAL (224)** Parcels: 1 **TARRANT COUNTY COLLEGE (225)** Approximate Size+++: 1,808 MANSFIELD ISD (908) State Code: A Percent Complete: 100% Year Built: 2001 Land Sqft*: 8,174 Personal Property Account: N/A Land Acres*: 0.1876 Agent: None Pool: N Notice Sent Date: 4/15/2025 Notice Value: \$335,492

+++ Rounded.

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

OWNER INFORMATION

Protest Deadline Date: 5/24/2024

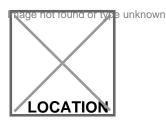
Current Owner: GRIFFITH SHANNON Primary Owner Address: 1609 WATSON DR MANSFIELD, TX 76063-5964

Deed Date: 10/19/2012 Deed Volume: 0000000 Deed Page: 0000000 Instrument: D212260365

Site Name: COUNTRY MEADOWS ADDN-MANSFIELD-4-3 Site Class: A1 - Residential - Single Family

Latitude: 32.5875373984 Longitude: -97.169624236 TAD Map: 2096-332 MAPSCO: TAR-123F





Previous Owners	Date	Instrument	Deed Volume	Deed Page
GRIFFITH SHANNON;GRIFFITH STEVE	12/27/2006	D207008982	000000	0000000
KIMPEL STEVE	10/15/2004	D204330474	000000	0000000
WRAY JEFFREY;WRAY VICTORIA	10/1/2001	00151880000184	0015188	0000184
ASHTON-BROWN BUILDERS	10/2/2000	00145640000494	0014564	0000494
WATSON-MAY DEV CO INC	1/1/1999	000000000000000000000000000000000000000	000000	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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$285,492	\$50,000	\$335,492	\$334,648
2024	\$285,492	\$50,000	\$335,492	\$304,225
2023	\$290,855	\$50,000	\$340,855	\$276,568
2022	\$259,338	\$25,000	\$284,338	\$251,425
2021	\$223,342	\$25,000	\$248,342	\$228,568
2020	\$182,789	\$25,000	\$207,789	\$207,789

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.