



Address: [1609 WATSON DR](#)
City: MANSFIELD
Georeference: 8497H-4-3
Subdivision: COUNTRY MEADOWS ADDN-MANSFIELD
Neighborhood Code: 1M900A

Latitude: 32.5875373984
Longitude: -97.169624236
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 3

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: \$335,492

Protest Deadline Date: 5/24/2024

Site Number: 07521499

Site Name: COUNTRY MEADOWS ADDN-MANSFIELD-4-3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,808

Percent Complete: 100%

Land Sqft^{*}: 8,174

Land Acres^{*}: 0.1876

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:

GRIFFITH SHANNON

Primary Owner Address:

1609 WATSON DR
MANSFIELD, TX 76063-5964

Deed Date: 10/19/2012

Deed Volume: 00000000

Deed Page: 00000000

Instrument: [D212260365](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GRIFFITH SHANNON;GRIFFITH STEVE	12/27/2006	D207008982	0000000	0000000
KIMPEL STEVE	10/15/2004	D204330474	0000000	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	000000000000000	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	\$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.