



Address: [1603 WATSON DR](#)
City: MANSFIELD
Georeference: 8497H-4-6
Subdivision: COUNTRY MEADOWS ADDN-MANSFIELD
Neighborhood Code: 1M900A

Latitude: 32.5877640656
Longitude: -97.1691296013
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 6

Jurisdictions:

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

State Code: A

Year Built: 2000

Personal Property Account: N/A

Agent: TEXAS PROPERTY TAX REDUCTIONS LLC (00224)

Protest Deadline Date: 5/24/2024

Site Number: 07521537

Site Name: COUNTRY MEADOWS ADDN-MANSFIELD-4-6

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,048

Percent Complete: 100%

Land Sqft^{*}: 7,737

Land Acres^{*}: 0.1776

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

PENDRICH JONATHAN

PENDRICH LINDSAY

Primary Owner Address:

705 SUSSEX CT
SOUTHLAKE, TX 76092

Deed Date: 8/28/2018

Deed Volume:

Deed Page:

Instrument: [D218196507](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FUENTES TARYN	12/30/2010	D211000134	0000000	0000000
BAC HOME LOANS SERV LP	12/1/2009	D209320521	0000000	0000000
KYLE DAIL	3/10/2006	D206093494	0000000	0000000
STEPPING SUSIE M	9/19/2001	000000000000000	0000000	0000000
STEPPING HOWARD EST;STEPPING SUSI	2/15/2001	00147480000296	0014748	0000296
KEAFFABER INC	4/17/2000	00143570000181	0014357	0000181
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	\$201,919	\$50,000	\$251,919	\$251,919
2024	\$243,509	\$50,000	\$293,509	\$293,509
2023	\$275,929	\$50,000	\$325,929	\$325,929
2022	\$267,612	\$25,000	\$292,612	\$292,612
2021	\$215,169	\$25,000	\$240,169	\$240,169
2020	\$185,000	\$25,000	\$210,000	\$210,000

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

There are no exemptions for this property

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.