



Address: [1601 WATSON DR](#)
City: MANSFIELD
Georeference: 8497H-4-7
Subdivision: COUNTRY MEADOWS ADDN-MANSFIELD
Neighborhood Code: 1M900A

Latitude: 32.5878541074
Longitude: -97.1689259864
TAD Map: 2102-332
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 7

Jurisdictions:

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

State Code: A

Year Built: 2006

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/24/2024

Site Number: 07521545

Site Name: COUNTRY MEADOWS ADDN-MANSFIELD-4-7

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,022

Percent Complete: 100%

Land Sqft^{*}: 9,167

Land Acres^{*}: 0.2104

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:

YOUSSEF SHERIF N

Primary Owner Address:

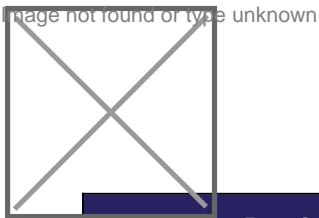
1601 WATSON DR
MANSFIELD, TX 76063

Deed Date: 2/14/2020

Deed Volume:

Deed Page:

Instrument: [D220051069](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
YOUSSEF MARIAN;YOUSSEF SHERIF N	8/1/2013	D213205233	0000000	0000000
SWIM APRIL D;SWIM CHARLES M	9/3/2009	D209240423	0000000	0000000
THIEMANN FAMILY LP	11/20/2007	D207428078	0000000	0000000
CLASSIC CENTURY HOMES LTD	7/4/2002	000000000000000	0000000	0000000
CLASSIC CENTURY HOMES LTD	5/16/2000	00143560000320	0014356	0000320
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	\$263,267	\$50,000	\$313,267	\$313,267
2024	\$263,267	\$50,000	\$313,267	\$313,267
2023	\$297,749	\$50,000	\$347,749	\$321,324
2022	\$290,292	\$25,000	\$315,292	\$292,113
2021	\$240,557	\$25,000	\$265,557	\$265,557
2020	\$216,557	\$25,000	\$241,557	\$241,557

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.