



**Address:** [4 WESTGROVE CT](#)  
**City:** MANSFIELD  
**Georeference:** 44986-2-18  
**Subdivision:** WALNUT HILLS ADDITION  
**Neighborhood Code:** 1M070A

**Latitude:** 32.6009266061  
**Longitude:** -97.1106439464  
**TAD Map:** 2114-340  
**MAPSCO:** TAR-125A



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** WALNUT HILLS ADDITION  
Block 2 Lot 18

**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:** None

**Protest Deadline Date:** 5/24/2024

**Site Number:** 07586310

**Site Name:** WALNUT HILLS ADDITION-2-18

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,813

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,577

**Land Acres<sup>\*</sup>:** 0.1739

**Pool:** N

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**

THARWANI NIZAR

THARWANI

**Primary Owner Address:**

4 WESTGROVE CT  
MANSFIELD, TX 76063-5007

**Deed Date:** 9/29/2005

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D205307954](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KBONE INC	8/30/2000	00147330000443	0014733	0000443
KARUFMAN & BROAD LONE STAR LP	7/14/2000	00144310000293	0014431	0000293
IFS WALNUT HILL INVESTORS LP	1/1/2000	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 <sup>+</sup>
2025	\$439,134	\$60,000	\$499,134	\$499,134
2024	\$439,134	\$60,000	\$499,134	\$499,134
2023	\$436,213	\$60,000	\$496,213	\$496,213
2022	\$358,709	\$50,000	\$408,709	\$408,709
2021	\$312,778	\$50,000	\$362,778	\$362,778
2020	\$269,811	\$50,000	\$319,811	\$319,811

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.