



**Address:** [1804 WALNUT HILLS LN](#)  
**City:** MANSFIELD  
**Georeference:** 44986-2-3  
**Subdivision:** WALNUT HILLS ADDITION  
**Neighborhood Code:** 1M070A

**Latitude:** 32.601767797  
**Longitude:** -97.111425665  
**TAD Map:** 2114-340  
**MAPSCO:** TAR-111W



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 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:** RYAN LLC (00672F)

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

**Site Number:** 07587066

**Site Name:** WALNUT HILLS ADDITION-2-3

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,614

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,762

**Land Acres<sup>\*</sup>:** 0.1781

**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:**

CSH PROPERTY ONE LLC

**Primary Owner Address:**

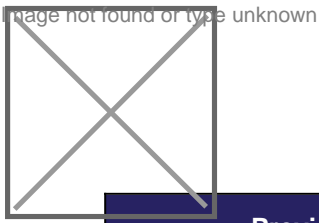
1717 MAIN ST STE 700  
DALLAS, TX 75201

**Deed Date:** 2/5/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220028556](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
RAMIREZ ANA E;RAMIREZ JOSE O	10/1/2012	<a href="#">D212245083</a>	0000000	0000000
SECRETARY OF HUD	2/24/2012	<a href="#">D212063665</a>	0000000	0000000
WELLS FARGO BANK N A	2/7/2012	<a href="#">D212034388</a>	0000000	0000000
RIVERA JACOB SR;RIVERA KRISITI	12/6/2001	00154750000266	0015475	0000266
KARUFMAN & BROAD LONE STAR LP	3/15/2001	00147790000103	0014779	0000103
IFS WALNUT HILL INVESTORS LP	1/1/2000	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 <sup>+</sup>
2025	\$308,865	\$60,000	\$368,865	\$368,865
2024	\$308,865	\$60,000	\$368,865	\$368,865
2023	\$311,233	\$60,000	\$371,233	\$371,233
2022	\$253,309	\$50,000	\$303,309	\$303,309
2021	\$195,851	\$50,000	\$245,851	\$245,851
2020	\$195,851	\$50,000	\$245,851	\$214,801

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.