



Address: [1806 WALNUT HILLS LN](#)
City: MANSFIELD
Georeference: 44986-2-4
Subdivision: WALNUT HILLS ADDITION
Neighborhood Code: 1M070A

Latitude: 32.6018430115
Longitude: -97.1112325938
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 4

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
Protest Deadline Date: 5/24/2024

Site Number: 07587082
Site Name: WALNUT HILLS ADDITION-2-4
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,217
Percent Complete: 100%
Land Sqft^{*}: 8,469
Land Acres^{*}: 0.1944
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:
MAKINDE FUMMILAYO
MAKINDE JOHN
Primary Owner Address:
1917 SANTA ANNA DR
ARLINGTON, TX 76001-5612

Deed Date: 11/9/2001
Deed Volume: 0015355
Deed Page: 0000163
Instrument: 00153550000163

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KARUFMAN & BROAD LONE STAR LP	6/15/2001	00149570000247	0014957	0000247
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 ⁺
2025	\$288,545	\$60,000	\$348,545	\$348,545
2024	\$288,545	\$60,000	\$348,545	\$348,545
2023	\$286,665	\$60,000	\$346,665	\$346,665
2022	\$236,469	\$50,000	\$286,469	\$286,469
2021	\$206,730	\$50,000	\$256,730	\$256,730
2020	\$178,912	\$50,000	\$228,912	\$228,912

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.