



**Address:** [1901 WALNUT HILLS LN](#)  
**City:** MANSFIELD  
**Georeference:** 44986-4-1  
**Subdivision:** WALNUT HILLS ADDITION  
**Neighborhood Code:** 1M070A

**Latitude:** 32.6025728325  
**Longitude:** -97.1108660344  
**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 4 Lot 1

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2002

**Personal Property Account:** N/A

**Agent:** PROPERTY TAX LOCK (11667)

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

**Site Number:** 07587546

**Site Name:** WALNUT HILLS ADDITION-4-1

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,246

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,726

**Land Acres<sup>\*</sup>:** 0.2003

**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:**

SMITH DENNIS RICHARD

**Primary Owner Address:**

1901 WALNUT HILLS LN  
MANSFIELD, TX 76063

**Deed Date:** 11/18/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220303263](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PETERSON ERIKA DENISE;SMITH DENNIS	7/19/2019	<a href="#">D219175909</a>		
SMITH DENNIS RICHARD	6/10/2016	<a href="#">D216126052</a>		
MB RESIDENTIAL PROPERTIES LLC	3/29/2016	<a href="#">D216061199</a>		
U S A HOUSING & URBAN DEVELOPMENT	9/4/2012	<a href="#">D216002222</a>		
CITIMORTGAGE INC	6/5/2012	<a href="#">D212148801</a>	0000000	0000000
YOUNG BARBARA R;YOUNG JOHN E	11/14/2002	00162070000007	0016207	0000007
KB HOME LONE STAR LP	2/15/2002	00156220000235	0015622	0000235
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	\$244,009	\$60,000	\$304,009	\$304,009
2024	\$244,009	\$60,000	\$304,009	\$304,009
2023	\$238,976	\$60,000	\$298,976	\$284,488
2022	\$208,625	\$50,000	\$258,625	\$258,625
2021	\$208,625	\$50,000	\$258,625	\$253,593
2020	\$180,539	\$50,000	\$230,539	\$230,539

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.