



**Address:** [2 WATERGROVE CT](#)  
**City:** MANSFIELD  
**Georeference:** 44986-5-40  
**Subdivision:** WALNUT HILLS ADDITION  
**Neighborhood Code:** 1M070A

**Latitude:** 32.6013982027  
**Longitude:** -97.1082657186  
**TAD Map:** 2120-340  
**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 5 Lot 40

**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

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$512,053

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

**Site Number:** 07588585

**Site Name:** WALNUT HILLS ADDITION-5-40

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,917

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,268

**Land Acres<sup>\*</sup>:** 0.1898

**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:**

TETTEH OPHELIA  
TETTEH SAM

**Primary Owner Address:**

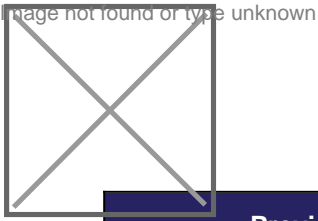
2 WATERGROVE CT  
MANSFIELD, TX 76063-5026

**Deed Date:** 12/13/2001

**Deed Volume:** 0015377

**Deed Page:** 0000299

**Instrument:** 00153770000299



Previous Owners	Date	Instrument	Deed Volume	Deed Page
KARUFMAN & BROAD LONE STAR LP	7/16/2001	00150160000010	0015016	0000010
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	\$452,053	\$60,000	\$512,053	\$512,053
2024	\$452,053	\$60,000	\$512,053	\$475,927
2023	\$449,032	\$60,000	\$509,032	\$396,606
2022	\$369,189	\$50,000	\$419,189	\$360,551
2021	\$321,871	\$50,000	\$371,871	\$327,774
2020	\$277,607	\$50,000	\$327,607	\$297,976

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.