



Address: [714 BISCAYNE DR](#)
City: MANSFIELD
Georeference: 31741-5-17
Subdivision: PARKS AT WALNUT CREEK ADDITION
Neighborhood Code: 1M800C

Latitude: 32.5740747323
Longitude: -97.1412855691
TAD Map: 2108-328
MAPSCO: TAR-124N



Google Map or type unknown

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

PROPERTY DATA

Legal Description: PARKS AT WALNUT CREEK
ADDITION Block 5 Lot 17

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

Notice Sent Date: 4/15/2025

Notice Value: \$365,433

Protest Deadline Date: 5/15/2025

Site Number: 07590512

Site Name: PARKS AT WALNUT CREEK ADDITION-5-17

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,007

Percent Complete: 100%

Land Sqft^{*}: 8,499

Land Acres^{*}: 0.1951

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:

CARBAJAL NELSON

Primary Owner Address:

714 BISCAYNE DR
MANSFIELD, TX 76063-3237

Deed Date: 1/28/2013

Deed Volume: 00000000

Deed Page: 00000000

Instrument: [D213024178](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SPRINKLE DENNIS C	6/23/2005	D205181247	0000000	0000000
TUCKER JEFFERSON;TUCKER LINDA	3/8/2001	00147730000425	0014773	0000425
COVENANT BUILDER GROUP INC	10/10/2000	00145690000144	0014569	0000144
J DOUG MCCLURE CONST INC	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	\$305,433	\$60,000	\$365,433	\$352,239
2024	\$305,433	\$60,000	\$365,433	\$320,217
2023	\$344,470	\$60,000	\$404,470	\$291,106
2022	\$289,539	\$35,000	\$324,539	\$264,642
2021	\$205,584	\$35,000	\$240,584	\$240,584
2020	\$205,584	\$35,000	\$240,584	\$240,584

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.