



**Address:** [4612 SPRING LAKE PKWY](#)  
**City:** MANSFIELD  
**Georeference:** 44714G-7-7  
**Subdivision:** VILLAGES AT SPRING LAKE, THE  
**Neighborhood Code:** 1M600D

**Latitude:** 32.5623047808  
**Longitude:** -97.0611229001  
**TAD Map:** 2132-324  
**MAPSCO:** TAR-126T



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** VILLAGES AT SPRING LAKE,  
THE Block 7 Lot 7

**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:** None

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

**Site Number:** 07895186  
**Site Name:** VILLAGES AT SPRING LAKE, THE-7-7  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 3,567  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 8,450  
**Land Acres<sup>\*</sup>:** 0.1939  
**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:**

WAKOLI INVOLATA NAMUKABO

**Primary Owner Address:**

4612 SPRING LAKE PKWY  
MANSFIELD, TX 76063

**Deed Date:** 6/30/2023  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D223117058](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ESCOBAR FERMINA;ESCOBAR MARIO	2/27/2003	00164710000288	0016471	0000288
FIRST TEXAS HOMES INC	5/28/2002	00157160000101	0015716	0000101
SPRING LAKE PARTNERS LTD	1/1/2001	00000000000000	0000000	0000000



## VALUES

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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	\$421,565	\$80,000	\$501,565	\$501,565
2024	\$421,565	\$80,000	\$501,565	\$501,565
2023	\$393,880	\$80,000	\$473,880	\$426,303
2022	\$361,344	\$60,000	\$421,344	\$387,548
2021	\$292,316	\$60,000	\$352,316	\$352,316
2020	\$270,008	\$60,000	\$330,008	\$330,008

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

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- 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.