

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 40112861

Address: 609 WALNUT BEND DR

City: MANSFIELD

Georeference: 44986D-1-24

**Subdivision:** WALNUT MEADOWS **Neighborhood Code:** 1M080M

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

## PROPERTY DATA

Legal Description: WALNUT MEADOWS Block 1

Lot 24

**Jurisdictions:** 

CITY OF MANSFIELD (017) TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225)

MANSFIELD ISD (908)

State Code: A Year Built: 2004

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 40112861

Latitude: 32.5724522645

**TAD Map:** 2120-328 **MAPSCO:** TAR-125N

Longitude: -97.1043539558

**Site Name:** WALNUT MEADOWS-1-24 **Site Class:** A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 3,988
Percent Complete: 100%

Land Sqft\*: 12,000 Land Acres\*: 0.2754

Pool: N

+++ Rounded.

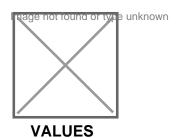
## **OWNER INFORMATION**

Current Owner:Deed Date: 3/9/2005SULAIMAN KHALEDDeed Volume: 0000000Primary Owner Address:Deed Page: 0000000609 WALNUT BEND DRInstrument: D205072417

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LEGACY MONTERREY HOMES LP	2/12/2004	D204051721	0000000	0000000
GIOVANNI HOMES CORP	1/1/2002	00000000000000	0000000	0000000

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<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



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	\$462,260	\$99,000	\$561,260	\$561,260
2024	\$462,260	\$99,000	\$561,260	\$561,260
2023	\$486,513	\$99,000	\$585,513	\$556,585
2022	\$422,369	\$88,000	\$510,369	\$505,986
2021	\$371,987	\$88,000	\$459,987	\$459,987
2020	\$351,824	\$88,000	\$439,824	\$439,824

Pending indicates that the property record has not yet been completed for the indicated tax year.

## **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.

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.