



**Address:** [705 WALNUT BEND DR](#)  
**City:** MANSFIELD  
**Georeference:** 44986D-1-30  
**Subdivision:** WALNUT MEADOWS  
**Neighborhood Code:** 1M080M

**Latitude:** 32.5736065998  
**Longitude:** -97.1051086316  
**TAD Map:** 2120-328  
**MAPSCO:** TAR-125N



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** WALNUT MEADOWS Block 1  
Lot 30

**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:** 40112942  
**Site Name:** WALNUT MEADOWS-1-30  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 3,988  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 12,000  
**Land Acres<sup>\*</sup>:** 0.2754  
**Pool:** Y

<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:**  
DOWNEY RICKY L  
DOWNEY MARY N  
**Primary Owner Address:**  
705 WALNUT BEND DR  
MANSFIELD, TX 76063-5891

**Deed Date:** 6/18/2004  
**Deed Volume:** 00000000  
**Deed Page:** 00000000  
**Instrument:** [D204193631](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LEGACY MONTERREY HOMES LP	2/12/2004	<a href="#">D204051721</a>	00000000	00000000
GIOVANNI HOMES CORP	1/1/2002	0000000000000000	00000000	00000000



## 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	\$474,000	\$99,000	\$573,000	\$573,000
2024	\$492,260	\$99,000	\$591,260	\$591,260
2023	\$516,513	\$99,000	\$615,513	\$553,696
2022	\$442,369	\$88,000	\$530,369	\$503,360
2021	\$408,874	\$88,000	\$496,874	\$457,600
2020	\$328,000	\$88,000	\$416,000	\$416,000

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.