



Address: [1708 YARMOUTH LN](#)
City: MANSFIELD
Georeference: 44970E-9-17R
Subdivision: WALNUT CREEK NORTH ADDITION
Neighborhood Code: 1M020M

Latitude: 32.597293194
Longitude: -97.1240781607
TAD Map: 2114-336
MAPSCO: TAR-124C



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WALNUT CREEK NORTH
ADDITION Block 9 Lot 17R

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: THE RAY TAX GROUP LLC (01008)

Protest Deadline Date: 5/24/2024

Site Number: 40276775

Site Name: WALNUT CREEK NORTH ADDITION-9-17R

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,228

Percent Complete: 100%

Land Sqft^{*}: 8,439

Land Acres^{*}: 0.1937

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:

PRICE LAUREN S

Primary Owner Address:

1708 YARMOUTH
MANSFIELD, TX 76063

Deed Date: 4/27/2021

Deed Volume:

Deed Page:

Instrument: [D221116322](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SPRECHER CHERYLE A;SPRECHER KENNETH A	2/2/2021	D221035171		
HUSSAIN ISHFAQ	6/30/2004	D204212725	0000000	0000000
HIGHLAND HOME LTD	4/4/2003	00165960000467	0016596	0000467
LAURALEE DEVELOPMENT CO INC	1/1/2003	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	\$229,839	\$75,000	\$304,839	\$304,839
2024	\$281,537	\$75,000	\$356,537	\$356,537
2023	\$334,343	\$75,000	\$409,343	\$372,900
2022	\$279,000	\$60,000	\$339,000	\$339,000
2021	\$261,471	\$60,000	\$321,471	\$321,471
2020	\$220,879	\$60,000	\$280,879	\$280,879

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.