



Address: [1612 YARMOUTH LN](#)
City: MANSFIELD
Georeference: 44970E-9-22R
Subdivision: WALNUT CREEK NORTH ADDITION
Neighborhood Code: 1M020M

Latitude: 32.5963323445
Longitude: -97.1239967387
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 22R

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: Multi
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$575,000
Protest Deadline Date: 5/24/2024

Site Number: 40276821
Site Name: WALNUT CREEK NORTH ADDITION-9-22R
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,835
Percent Complete: 100%
Land Sqft^{*}: 8,439
Land Acres^{*}: 0.1937
Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
ALFERINK FAMILY TRUST
Primary Owner Address:
1612 YARMOUTH LN
MANSFIELD, TX 76063

Deed Date: 3/14/2022
Deed Volume:
Deed Page:
Instrument: [D222074474](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ALFERINK B SCHLAPPER;ALFERINK S M	9/10/2004	D204288648	0000000	0000000
HIGHLAND HOME LTD	2/25/2004	D204065871	0000000	0000000
LAURALEE DEVELOPMENT CO INC	1/1/2003	000000000000000	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	\$475,000	\$75,000	\$550,000	\$549,038
2024	\$500,000	\$75,000	\$575,000	\$499,125
2023	\$543,676	\$75,000	\$618,676	\$453,750
2022	\$468,687	\$60,000	\$528,687	\$412,500
2021	\$315,000	\$60,000	\$375,000	\$375,000
2020	\$315,000	\$60,000	\$375,000	\$375,000

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

- 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.