



Address: [3403 LAKE CREEK TR](#)
City: MANSFIELD
Georeference: 23262C-2-25
Subdivision: LAKES OF CREEKWOOD ADDITION
Neighborhood Code: 1M080L

Latitude: 32.580030799
Longitude: -97.08575191
TAD Map: 2126-332
MAPSCO: TAR-125M



Google Map or type unknown

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

PROPERTY DATA

Legal Description: LAKES OF CREEKWOOD
ADDITION Block 2 Lot 25

Jurisdictions:

CITY OF MANSFIELD (017)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
MANSFIELD ISD (908)

State Code: A

Year Built: 2005

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$649,856

Protest Deadline Date: 5/24/2024

Site Number: 40359360

Site Name: LAKES OF CREEKWOOD ADDITION-2-25

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,505

Percent Complete: 100%

Land Sqft^{*}: 10,361

Land Acres^{*}: 0.2378

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:

KEMPLER NATHAN
KEMPLER CATHY

Primary Owner Address:

3403 LAKE CREEK TR
MANSFIELD, TX 76063-5490

Deed Date: 3/13/2009

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D209084260](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FEDERAL HOME LOAN MTG CORP	9/2/2008	D208356371	0000000	0000000
CARLSON MARK	2/22/2006	D206082540	0000000	0000000
SUNDER LTD	3/25/2004	D204114715	0000000	0000000
STINSON INVESTMENTS 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	\$537,356	\$112,500	\$649,856	\$649,856
2024	\$537,356	\$112,500	\$649,856	\$640,460
2023	\$542,091	\$112,500	\$654,591	\$582,236
2022	\$452,476	\$100,000	\$552,476	\$529,305
2021	\$425,939	\$100,000	\$525,939	\$481,186
2020	\$337,442	\$100,000	\$437,442	\$437,442

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.