



Address: [713 WATERLANE DR](#)
City: MANSFIELD
Georeference: 45285D-1-7
Subdivision: WATERFORD PARK - MANSFIELD
Neighborhood Code: 1M090C

Latitude: 32.5739345671
Longitude: -97.0721394111
TAD Map: 2126-328
MAPSCO: TAR-126N



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WATERFORD PARK -
MANSFIELD Block 1 Lot 7

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

State Code: A
Year Built: 2008
Personal Property Account: N/A
Agent: CHANDLER CROUCH (11730)
Protest Deadline Date: 5/24/2024

Site Number: 40521613
Site Name: WATERFORD PARK - MANSFIELD-1-7
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,313
Percent Complete: 100%
Land Sqft^{*}: 16,553
Land Acres^{*}: 0.3800
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:
DAVIES BRYAN D
DAVIES CHRISTINA
Primary Owner Address:
713 WATERLANE DR
MANSFIELD, TX 76063

Deed Date: 8/25/2008
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D208340873](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BOYD BUILDERS INC	2/14/2008	D208056358	0000000	0000000
MANSFIELD WATERFORD PARK HOA	1/1/2004	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	\$475,658	\$95,000	\$570,658	\$570,658
2024	\$475,658	\$95,000	\$570,658	\$570,658
2023	\$519,819	\$95,000	\$614,819	\$538,703
2022	\$467,205	\$90,000	\$557,205	\$489,730
2021	\$355,209	\$90,000	\$445,209	\$445,209
2020	\$360,001	\$90,000	\$450,001	\$450,001

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.