



Address: [4080 WATER PARK CIR](#)
City: MANSFIELD
Georeference: 45285D-1-11
Subdivision: WATERFORD PARK - MANSFIELD
Neighborhood Code: 1M090C

Latitude: 32.5735359065
Longitude: -97.0730407385
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 11

Jurisdictions:

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

State Code: A

Year Built: 2013

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$694,000

Protest Deadline Date: 5/24/2024

Site Number: 40521664

Site Name: WATERFORD PARK - MANSFIELD-1-11

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,911

Percent Complete: 100%

Land Sqft^{*}: 8,400

Land Acres^{*}: 0.1928

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:

BILLINGSLEY BRIAN J
BILLINGSLEY KYLA A

Primary Owner Address:

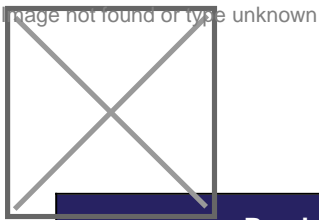
4080 WATER PARK CIR
MANSFIELD, TX 76063

Deed Date: 12/1/2015

Deed Volume:

Deed Page:

Instrument: [D215279312](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
BILLINGSLEY BRIAN J;BILLINGSLEY KYLA B	10/31/2013	D213286907	0000000	0000000
GRAND HOMES 2014 LP	4/29/2013	D213129990	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	\$531,634	\$95,000	\$626,634	\$626,634
2024	\$599,000	\$95,000	\$694,000	\$647,396
2023	\$597,213	\$95,000	\$692,213	\$588,542
2022	\$544,428	\$90,000	\$634,428	\$535,038
2021	\$396,398	\$90,000	\$486,398	\$486,398
2020	\$396,398	\$90,000	\$486,398	\$486,398

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.