



Address: [4086 WATER PARK CIR](#)
City: MANSFIELD
Georeference: 45285D-1-14
Subdivision: WATERFORD PARK - MANSFIELD
Neighborhood Code: 1M090C

Latitude: 32.5731558652
Longitude: -97.0736621653
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 14

Jurisdictions:

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

State Code: A

Year Built: 2006

Personal Property Account: N/A

Agent: None

Notice Sent Date: 5/1/2025

Notice Value: \$582,699

Protest Deadline Date: 5/24/2024

Site Number: 40521699

Site Name: WATERFORD PARK - MANSFIELD-1-14

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,935

Percent Complete: 100%

Land Sqft^{*}: 14,458

Land Acres^{*}: 0.3319

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:

VISAGE BILL
VISAGE DEBBIE

Primary Owner Address:

4086 WATER PARK CIR
MANSFIELD, TX 76063-9108

Deed Date: 4/30/2008

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D208162509](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ENGLEHART JANNA;ENGLEHART WYATT	10/18/2006	D206331661	0000000	0000000
BOYD BUILDERS INC	5/5/2006	D206152856	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	\$487,699	\$95,000	\$582,699	\$582,699
2024	\$487,699	\$95,000	\$582,699	\$541,487
2023	\$465,523	\$95,000	\$560,523	\$492,261
2022	\$423,713	\$90,000	\$513,713	\$447,510
2021	\$316,827	\$90,000	\$406,827	\$406,827
2020	\$334,065	\$90,000	\$424,065	\$384,792

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.