



Address: [4088 WATER PARK CIR](#)
City: MANSFIELD
Georeference: 45285D-1-15
Subdivision: WATERFORD PARK - MANSFIELD
Neighborhood Code: 1M090C

Latitude: 32.5729295016
Longitude: -97.0734793364
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 15

Jurisdictions:

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

State Code: A

Year Built: 2012

Personal Property Account: N/A

Agent: None

Notice Sent Date: 5/1/2025

Notice Value: \$672,752

Protest Deadline Date: 5/24/2024

Site Number: 40521702

Site Name: WATERFORD PARK - MANSFIELD-1-15

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,760

Percent Complete: 100%

Land Sqft^{*}: 8,490

Land Acres^{*}: 0.1949

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:

DUNLAP JOHNNY J JR
DUNLAP PAULA CARY

Primary Owner Address:

4088 WATER PARK CIR
MANSFIELD, TX 76063

Deed Date: 7/17/2019

Deed Volume:

Deed Page:

Instrument: [D219161676](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
EVAN ZEB NAKIB LIVING TRUST	6/14/2013	D213157111	0000000	0000000
GRAND HOMES 2014 LP	4/23/2012	D212101560	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	\$577,752	\$95,000	\$672,752	\$672,752
2024	\$577,752	\$95,000	\$672,752	\$617,939
2023	\$549,099	\$95,000	\$644,099	\$561,763
2022	\$508,061	\$90,000	\$598,061	\$510,694
2021	\$374,267	\$90,000	\$464,267	\$464,267
2020	\$381,081	\$90,000	\$471,081	\$471,081

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.