



Address: [4090 WATER PARK CIR](#)
City: MANSFIELD
Georeference: 45285D-1-16
Subdivision: WATERFORD PARK - MANSFIELD
Neighborhood Code: 1M090C

Latitude: 32.5727637069
Longitude: -97.073357879
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 16

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: 4/15/2025

Notice Value: \$471,537

Protest Deadline Date: 5/24/2024

Site Number: 40521710

Site Name: WATERFORD PARK - MANSFIELD-1-16

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,125

Percent Complete: 100%

Land Sqft^{*}: 8,659

Land Acres^{*}: 0.1987

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:

PARKER JAMES C
RIVES PARKER DARLENE

Primary Owner Address:

4090 WATER PARK CIR
MANSFIELD, TX 76063

Deed Date: 9/28/2020

Deed Volume:

Deed Page:

Instrument: [D220250903](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SIMPSON DARREN;SIMPSON DAWN	2/16/2017	D217036827		
JONES DONALD W;JONES RHONDA R	12/14/2005	D205380879	0000000	0000000
SILVER NAIL CUSTOM HOMES INC	11/16/2005	D205382519	0000000	0000000
MANSFIELD WATERFORD PARK HOA	1/1/2004	00000000000000	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	\$376,537	\$95,000	\$471,537	\$471,537
2024	\$376,537	\$95,000	\$471,537	\$452,167
2023	\$358,753	\$95,000	\$453,753	\$411,061
2022	\$333,227	\$90,000	\$423,227	\$373,692
2021	\$249,720	\$90,000	\$339,720	\$339,720
2020	\$258,843	\$90,000	\$348,843	\$348,843

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)
- DISABLED VET 100 PCT 11.131 - T&P

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.