



**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<sup>+++</sup>:** 2,125

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,659

**Land Acres<sup>\*</sup>:** 0.1987

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> 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	<a href="#">D217036827</a>		
JONES DONALD W;JONES RHONDA R	12/14/2005	<a href="#">D205380879</a>	0000000	0000000
SILVER NAIL CUSTOM HOMES INC	11/16/2005	<a href="#">D205382519</a>	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 <sup>+</sup>
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.