



Address: [4079 WATER PARK CIR](#)
City: MANSFIELD
Georeference: 45285D-2-2
Subdivision: WATERFORD PARK - MANSFIELD
Neighborhood Code: 1M090C

Latitude: 32.5732408894
Longitude: -97.0725482289
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 2 Lot 2

Jurisdictions:

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

State Code: A

Year Built: 2010

Personal Property Account: N/A

Agent: None

Notice Sent Date: 5/1/2025

Notice Value: \$668,717

Protest Deadline Date: 5/24/2024

Site Number: 40521850

Site Name: WATERFORD PARK - MANSFIELD-2-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,555

Percent Complete: 100%

Land Sqft^{*}: 8,760

Land Acres^{*}: 0.2011

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:

CARRASCO SANDRA LUCIA

Primary Owner Address:

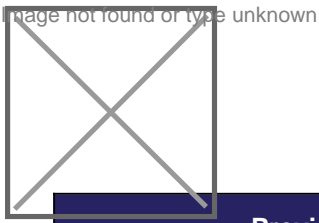
4079 WATER PARK CIR
MANSFIELD, TX 76063

Deed Date: 8/24/2021

Deed Volume:

Deed Page:

Instrument: [D221267334](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
HERNANDEZ ARTURO;HERNANDEZ SANDRA	3/19/2019	D219056727		
WHITE JAMIE;WHITE KENT R	6/17/2016	D216132846		
FRANKS JOEL D;FRANKS STACIA S	5/28/2013	D213136054	0000000	0000000
MILLER JAY;MILLER JOY	3/30/2011	D211081831	0000000	0000000
MERCEDES HOMES OF TEXAS LTD	6/29/2010	D210160659	0000000	0000000
MANSFIELD WATERFORD PARK HOA	1/1/2004	0000000000000000	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	\$573,717	\$95,000	\$668,717	\$668,717
2024	\$573,717	\$95,000	\$668,717	\$615,359
2023	\$546,783	\$95,000	\$641,783	\$559,417
2022	\$498,193	\$90,000	\$588,193	\$508,561
2021	\$372,328	\$90,000	\$462,328	\$462,328
2020	\$383,835	\$90,000	\$473,835	\$473,835

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.