



**Address:** [4083 WATER PARK CIR](#)  
**City:** MANSFIELD  
**Georeference:** 45285D-2-4  
**Subdivision:** WATERFORD PARK - MANSFIELD  
**Neighborhood Code:** 1M090C

**Latitude:** 32.5730415767  
**Longitude:** -97.0729685576  
**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 4

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2011

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 5/1/2025

**Notice Value:** \$617,842

**Protest Deadline Date:** 5/24/2024

**Site Number:** 40521877

**Site Name:** WATERFORD PARK - MANSFIELD-2-4

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,392

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,005

**Land Acres<sup>\*</sup>:** 0.2296

**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:**

DU LINDA M  
PHAM LONG H

**Primary Owner Address:**

4083 WATER PARK CIR  
MANSFIELD, TX 76063

**Deed Date:** 7/17/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D21915557](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LUFLOY PROPERTIES LLC	2/28/2019	<a href="#">D219039487</a>		
OWENS BYRON K	7/29/2011	<a href="#">D211192102</a>	0000000	0000000
DREES CUSTOM HOMES LP	1/20/2011	<a href="#">D211049202</a>	0000000	0000000
ANTARES ACQUISTION LLC	1/25/2007	<a href="#">D208110418</a>	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 <sup>+</sup>
2025	\$522,842	\$95,000	\$617,842	\$434,838
2024	\$522,842	\$95,000	\$617,842	\$395,307
2023	\$496,930	\$95,000	\$591,930	\$359,370
2022	\$459,813	\$90,000	\$549,813	\$326,700
2021	\$207,000	\$90,000	\$297,000	\$297,000
2020	\$207,000	\$90,000	\$297,000	\$297,000

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.