



Address: [4107 WATER PARK CIR](#)
City: MANSFIELD
Georeference: 45285D-2-6
Subdivision: WATERFORD PARK - MANSFIELD
Neighborhood Code: 1M090C

Latitude: 32.5728579753
Longitude: -97.072555221
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 6

Jurisdictions:

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

State Code: A

Year Built: 2005

Personal Property Account: N/A

Agent: TEXAS PROPERTY TAX REDUCTIONS LLC (00231)N

Protest Deadline Date: 5/24/2024

Site Number: 40521893

Site Name: WATERFORD PARK - MANSFIELD-2-6

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,877

Percent Complete: 100%

Land Sqft^{*}: 8,760

Land Acres^{*}: 0.2011

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

ST JOHN TIM

ST JOHN PAULA

Primary Owner Address:

4107 WATER PARK CIR
MANSFIELD, TX 76063

Deed Date: 5/25/2018

Deed Volume:

Deed Page:

Instrument: [D218115003](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|------------------------------|-----------|----------------------------|-------------|-----------|
| TAYLOR AARON;TAYLOR JESSICA | 3/22/2011 | D211070540 | 0000000 | 0000000 |
| WEST KIMBERLY;WEST MARCUS W | 6/22/2005 | D205202444 | 0000000 | 0000000 |
| JONES CUSTOM BLDG PARTNERS | 1/7/2005 | D205023022 | 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 | \$291,425 | \$95,000 | \$386,425 | \$386,425 |
| 2024 | \$365,963 | \$95,000 | \$460,963 | \$460,963 |
| 2023 | \$420,400 | \$95,000 | \$515,400 | \$456,834 |
| 2022 | \$364,506 | \$90,000 | \$454,506 | \$415,304 |
| 2021 | \$287,549 | \$90,000 | \$377,549 | \$377,549 |
| 2020 | \$294,053 | \$90,000 | \$384,053 | \$384,053 |

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.