



**Address:** [4107 WATERCREST DR](#)  
**City:** MANSFIELD  
**Georeference:** 45285D-3-4  
**Subdivision:** WATERFORD PARK - MANSFIELD  
**Neighborhood Code:** 1M090C

**Latitude:** 32.5719693155  
**Longitude:** -97.0703070728  
**TAD Map:** 2132-328  
**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 3 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:** 2013

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 40521982

**Site Name:** WATERFORD PARK - MANSFIELD-3-4

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,627

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,373

**Land Acres<sup>\*</sup>:** 0.2381

**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:**

BOLANOS VILLANUEVA JAVIER A

**Primary Owner Address:**

4107 WATERCREST DR  
MANSFIELD, TX 76063

**Deed Date:** 10/27/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223194345](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ADAMS GEORGE;ADAMS LECIA	9/25/2013	<a href="#">D213255106</a>	0000000	0000000
GRAND HOMES 2014 LP	3/27/2013	<a href="#">D213096592</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	\$588,256	\$95,000	\$683,256	\$683,256
2024	\$588,256	\$95,000	\$683,256	\$683,256
2023	\$560,390	\$95,000	\$655,390	\$569,276
2022	\$510,492	\$90,000	\$600,492	\$517,524
2021	\$380,476	\$90,000	\$470,476	\$470,476
2020	\$390,661	\$90,000	\$480,661	\$480,661

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

There are no exemptions for this property

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.