



**Address:** [4201 WATERCREST DR](#)  
**City:** MANSFIELD  
**Georeference:** 45285D-3-6  
**Subdivision:** WATERFORD PARK - MANSFIELD  
**Neighborhood Code:** 1M090C

**Latitude:** 32.5717378606  
**Longitude:** -97.0698478303  
**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 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:** 2013

**Personal Property Account:** N/A

**Agent:** OOWNWELL INC (12140)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$739,602

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

**Site Number:** 40522008

**Site Name:** WATERFORD PARK - MANSFIELD-3-6

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 4,177

**Percent Complete:** 100%

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

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

**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:**

SKINNER LEAVEIL  
SKINNER CHRISTY

**Primary Owner Address:**

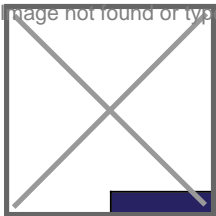
4201 WATERCREST DR  
MANSFIELD, TX 76063-9115

**Deed Date:** 10/25/2013

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D213281686](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
GRAND HOMES 2014 LP	2/5/2013	<a href="#">D213048664</a>	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 <sup>+</sup>
2025	\$644,602	\$95,000	\$739,602	\$739,602
2024	\$644,602	\$95,000	\$739,602	\$678,249
2023	\$612,920	\$95,000	\$707,920	\$616,590
2022	\$567,542	\$90,000	\$657,542	\$560,536
2021	\$419,578	\$90,000	\$509,578	\$509,578
2020	\$429,648	\$90,000	\$519,648	\$519,648

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.