



Image not found or type unknown

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



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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: OWNWELL 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⁺⁺⁺: 4,177

Percent Complete: 100%

Land Sqft^{*}: 10,373

Land Acres^{*}: 0.2381

Pool: N

⁺⁺⁺ Rounded.

^{*} 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:

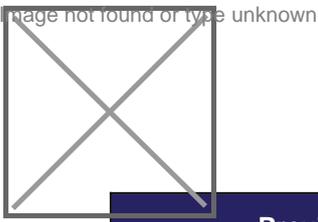
4201 WATERCREST DR
MANSFIELD, TX 76063-9115

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	D213048664	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 ⁺
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.