



Address: [4207 WATERCREST DR](#)
City: MANSFIELD
Georeference: 45285D-3-9
Subdivision: WATERFORD PARK - MANSFIELD
Neighborhood Code: 1M090C

Latitude: 32.5714930985
Longitude: -97.0690384771
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 9

Jurisdictions:

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

State Code: A

Year Built: 2012

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$617,277

Protest Deadline Date: 5/24/2024

Site Number: 40522032

Site Name: WATERFORD PARK - MANSFIELD-3-9

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,153

Percent Complete: 100%

Land Sqft^{*}: 13,859

Land Acres^{*}: 0.3181

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:

KOLDAN JUSTIN
KOLDAN AMBER

Primary Owner Address:

4207 WATERCREST DR
MANSFIELD, TX 76063-9115

Deed Date: 6/27/2013

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D213168469](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BLOOMFIELD HOMES LP	9/14/2011	D211224095	0000000	0000000
SPARKS MARKETING LLC	1/1/2004	D206118624	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	\$522,277	\$95,000	\$617,277	\$585,640
2024	\$522,277	\$95,000	\$617,277	\$532,400
2023	\$497,924	\$95,000	\$592,924	\$484,000
2022	\$453,046	\$90,000	\$543,046	\$440,000
2021	\$310,000	\$90,000	\$400,000	\$400,000
2020	\$310,000	\$90,000	\$400,000	\$400,000

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)
- DISABLED VET 10 to 29 PCT 11.22

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.