



**Address:** [400 WATERLANE DR](#)  
**City:** MANSFIELD  
**Georeference:** 45285D-6-8  
**Subdivision:** WATERFORD PARK - MANSFIELD  
**Neighborhood Code:** 1M090C

**Latitude:** 32.5689025947  
**Longitude:** -97.0708206903  
**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 6 Lot 8

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2008

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

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

**Notice Value:** \$591,065

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

**Site Number:** 40522687

**Site Name:** WATERFORD PARK - MANSFIELD-6-8

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,150

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 12,236

**Land Acres<sup>\*</sup>:** 0.2808

**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:**

HARIS WENDY MIRANDA

**Primary Owner Address:**

400 WATERLANE DR  
MANSFIELD, TX 76063-9100

**Deed Date:** 6/20/2013

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D21316449](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
INDEPENDENT BANK	8/8/2012	<a href="#">D212193579</a>	0000000	0000000
BARTON MITCHELL	8/27/2007	<a href="#">D207313528</a>	0000000	0000000
BRASWELL CUSTOM HOMES LP	2/18/2005	<a href="#">D205059103</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	\$496,065	\$95,000	\$591,065	\$591,065
2024	\$496,065	\$95,000	\$591,065	\$554,653
2023	\$472,285	\$95,000	\$567,285	\$504,230
2022	\$438,177	\$90,000	\$528,177	\$458,391
2021	\$326,719	\$90,000	\$416,719	\$416,719
2020	\$339,048	\$90,000	\$429,048	\$429,048

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.