



Address: [4302 WATERFORD GLEN DR](#)
City: MANSFIELD
Georeference: 45285D-6-19
Subdivision: WATERFORD PARK - MANSFIELD
Neighborhood Code: 1M090C

Latitude: 32.569947776
Longitude: -97.0678385677
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 19

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: 40522806

Site Name: WATERFORD PARK - MANSFIELD-6-19

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 4,002

Percent Complete: 100%

Land Sqft^{*}: 13,760

Land Acres^{*}: 0.3158

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:

ROSS AND ILEANA HAMILTON REVOCABLE TRUST

Primary Owner Address:

4302 WATERFORD GLEN DR
MANSFIELD, TX 76063

Deed Date: 1/8/2022

Deed Volume:

Deed Page:

Instrument: [D222053845](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HAMILTON ROSS	9/11/2015	D215214123		
MCNITT CORTNEY;MCNITT JUSTIN L	8/30/2013	D213235730	0000000	0000000
GRAND HOMES 2014 LP	3/27/2013	D213096592	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	\$505,000	\$95,000	\$600,000	\$600,000
2024	\$550,000	\$95,000	\$645,000	\$645,000
2023	\$590,002	\$95,000	\$685,002	\$589,270
2022	\$547,209	\$90,000	\$637,209	\$535,700
2021	\$397,000	\$90,000	\$487,000	\$487,000
2020	\$397,000	\$90,000	\$487,000	\$487,000

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)

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.