



Address: [2302 WOOD RIVER PKWY](#)
City: MANSFIELD
Georeference: 47578-5-1A
Subdivision: WOODLAND ESTATES
Neighborhood Code: A1S010L

Latitude: 32.5970389152
Longitude: -97.1676883775
TAD Map: 2102-336
MAPSCO: TAR-123C



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: WOODLAND ESTATES Block 5
Lot 1A

Jurisdictions:
CITY OF MANSFIELD (017)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
MANSFIELD ISD (908)
State Code: A
Year Built: 2011
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 41033086
Site Name: WOODLAND ESTATES-5-1A
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size+++: 1,252
Percent Complete: 100%
Land Sqft*: 5,252
Land Acres*: 0.1205
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:
WATANABE SILVIA
Primary Owner Address:
7810 ESTANCIA ST
CARLSBAD, CA 92009

Deed Date: 2/21/2012
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D212048371](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
VALUE BUILDERS INC	11/16/2011	D211284496	0000000	0000000
ARCADIA LAND PARTNERS 29 LTD	2/19/2008	0000000000000000	0000000	0000000
ARCADIA LAND PARTNERS 29 LTD	1/1/2006	0000000000000000	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	\$231,257	\$40,000	\$271,257	\$271,257
2024	\$231,257	\$40,000	\$271,257	\$271,257
2023	\$239,401	\$40,000	\$279,401	\$279,401
2022	\$187,694	\$25,000	\$212,694	\$212,694
2021	\$163,048	\$25,000	\$188,048	\$188,048
2020	\$147,604	\$25,000	\$172,604	\$172,604

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

There are no exemptions for this property

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.