



Address: [1116 SPYGLASS DR](#)
City: MANSFIELD
Georeference: 24039B-1-5
Subdivision: LINKS CROSSING AT WALNUT CREEK
Neighborhood Code: 1M050H

Latitude: 32.5920338901
Longitude: -97.1187701312
TAD Map: 2114-336
MAPSCO: TAR-124H



Google Map or type unknown

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

PROPERTY DATA

Legal Description: LINKS CROSSING AT WALNUT CREEK Block 1 Lot 5

Jurisdictions:

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

State Code: A

Year Built: 2010

Personal Property Account: N/A

Agent: TEXAS PROPERTY TAX REDUCTIONS LP (000024)

Protest Deadline Date: 5/24/2024

Site Number: 41271475

Site Name: LINKS CROSSING AT WALNUT CREEK-1-5

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,616

Percent Complete: 100%

Land Sqft^{*}: 10,495

Land Acres^{*}: 0.2409

+++ Rounded.

* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

RUIZ HIPOLITO
RUIZ CARMEN M

Primary Owner Address:

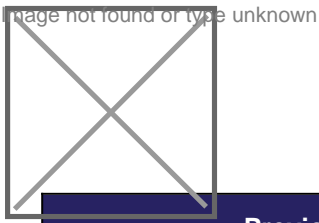
1116 SPYGLASS DR
MANSFIELD, TX 76063

Deed Date: 1/30/2023

Deed Volume:

Deed Page:

Instrument: [D223015599](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
LUTRELL GEORGE HOWARD	10/30/2022	D222297749		
LUTTRELL GEORGE H;LUTTRELL JUDITH EST	12/30/2009	D210002244	0000000	0000000
SKIP BUTLER BUILDERS INC	1/1/2007	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	\$267,098	\$70,000	\$337,098	\$337,098
2024	\$323,944	\$70,000	\$393,944	\$393,944
2023	\$360,388	\$70,000	\$430,388	\$430,388
2022	\$378,996	\$60,000	\$438,996	\$429,442
2021	\$366,806	\$60,000	\$426,806	\$390,402
2020	\$294,911	\$60,000	\$354,911	\$354,911

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.