



**Address:** [4705 WATERFORD GLEN DR](#)  
**City:** MANSFIELD  
**Georeference:** 3123M-5-19  
**Subdivision:** BOWER RANCH ADDITION  
**Neighborhood Code:** 1M090H

**Latitude:** 32.5718643511  
**Longitude:** -97.0607661287  
**TAD Map:**  
**MAPSCO:** TAR-126P



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** BOWER RANCH ADDITION  
Block 5 Lot 19 PER PLAT D214044964

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2015

**Personal Property Account:** N/A

**Agent:** OCONNOR & ASSOCIATES (00436)

**Protest Deadline Date:** 5/15/2025

**Site Number:** 141710401

**Site Name:** BOWER RANCH ADDITION Block 5 Lot 19

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 4,109

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 12,000

**Land Acres<sup>\*</sup>:** 0.2750

**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:**

BABP FAMILY TRUST

**Primary Owner Address:**

4705 WATERFORD GLEN DR  
MANSFIELD, TX 76063

**Deed Date:** 9/5/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223162402](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SHRESTHA ASHA;SHRESTHA BIMAL	9/30/2022	<a href="#">D222240867</a>		
ARBUTHNOT EISHA	3/15/2022	<a href="#">D222074607</a>		
BUTTS DERRICK;BUTTS TAMARA	4/30/2018	<a href="#">D218094680</a>		
PATTERSON DANA;PATTERSON MARK	8/19/2016	<a href="#">D216196194</a>		
FIRST TEXAS HOMES INC	9/2/2015	<a href="#">D215205265</a>		
MANSFIELD DEVELOPMENT LLC	1/1/2014	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	\$504,592	\$110,000	\$614,592	\$614,592
2024	\$572,880	\$110,000	\$682,880	\$682,880
2023	\$530,000	\$110,000	\$640,000	\$640,000
2022	\$546,596	\$85,000	\$631,596	\$565,687
2021	\$429,261	\$85,000	\$514,261	\$514,261
2020	\$397,888	\$85,000	\$482,888	\$482,888

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.