



**Address:** [401 CLEAR CREEK DR](#)  
**City:** MANSFIELD  
**Georeference:** 6343R-1-1R  
**Subdivision:** CARDINAL PARK ESTATES  
**Neighborhood Code:** 1M900K

**Latitude:** 32.5731901473  
**Longitude:** -97.149681513  
**TAD Map:** 2108-328  
**MAPSCO:** TAR-123R



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** CARDINAL PARK ESTATES  
Block 1 Lot 1R

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2017

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$441,889

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

**Site Number:** 800001156

**Site Name:** CARDINAL PARK ESTATES Block 1 Lot 1R

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,194

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 11,369

**Land Acres<sup>\*</sup>:** 0.2610

**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:**

SPEECE JAY

**Primary Owner Address:**

401 CLEAR CREEK DR  
MANSFIELD, TX 76063

**Deed Date:** 2/1/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219022806](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WEAVER ADAM D;WEAVER JESSICA D	3/7/2018	<a href="#">D218050371</a>		
IMPRESSION HOMES LLC	12/12/2016	<a href="#">D216293934</a>		

## 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	\$396,889	\$45,000	\$441,889	\$441,889
2024	\$396,889	\$45,000	\$441,889	\$440,656
2023	\$383,334	\$45,000	\$428,334	\$400,596
2022	\$325,905	\$45,000	\$370,905	\$364,178
2021	\$286,071	\$45,000	\$331,071	\$331,071
2020	\$286,792	\$45,000	\$331,792	\$331,792

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.