



Address: [1201 WESTCOAT TERR](#)
City: MANSFIELD
Georeference: 45320-1-15
Subdivision: WATSON BRANCH
Neighborhood Code: 1M900Q

Latitude: 32.5818548482
Longitude: -97.1461703377
TAD Map: 2108-332
MAPSCO: TAR-124J



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WATSON BRANCH Block 1 Lot 15

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

State Code: A
Year Built: 2023
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$554,672
Protest Deadline Date: 5/24/2024

Site Number: 800076939
Site Name: WATSON BRANCH Block 1 Lot 15
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,408
Percent Complete: 100%
Land Sqft^{*}: 11,283
Land Acres^{*}: 0.2590
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:
MAHMOOD EFTEHER
MAFFI-MAHMOOD FRANCIS
Primary Owner Address:
1201 WESTCOAT TERR
MANSFIELD, TX 76063

Deed Date: 1/12/2024
Deed Volume:
Deed Page:
Instrument: [D224007123](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NORMANDY HOMES LLC	2/28/2023	D223033899		



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	\$454,672	\$100,000	\$554,672	\$554,672
2024	\$454,672	\$100,000	\$554,672	\$554,672
2023	\$0	\$70,000	\$70,000	\$70,000
0	\$0	\$0	\$0	\$0

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.