



Address: [1203 WESTCOAT TERR](#)
City: MANSFIELD
Georeference: 45320-1-16
Subdivision: WATSON BRANCH
Neighborhood Code: 1M900Q

Latitude: 32.5819639932
Longitude: -97.1463669144
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 16

Jurisdictions:

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

State Code: A
Year Built: 2024
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$533,213
Protest Deadline Date: 5/24/2024

Site Number: 800076940
Site Name: WATSON BRANCH Block 1 Lot 16
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,564
Percent Complete: 100%
Land Sqft^{*}: 8,233
Land Acres^{*}: 0.1890
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:

MARTINEZ BECERRA JONATHAN ERNESTO
MARTINEZ QUEZADA IRISCEL

Primary Owner Address:
1203 WESTCOAT TERR
MANSFIELD, TX 76063

Deed Date: 8/29/2024
Deed Volume:
Deed Page:
Instrument: [D224154883](#)

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	\$433,213	\$100,000	\$533,213	\$533,213
2024	\$0	\$70,000	\$70,000	\$70,000
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

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.