



Address: [1209 WESTCOAT TERR](#)
City: MANSFIELD
Georeference: 45320-1-19
Subdivision: WATSON BRANCH
Neighborhood Code: 1M900Q

Latitude: 32.5823559932
Longitude: -97.1465642909
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 19

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: \$364,085
Protest Deadline Date: 5/24/2024

Site Number: 800076956
Site Name: WATSON BRANCH Block 1 Lot 19
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,629
Percent Complete: 60%
Land Sqft^{*}: 5,489
Land Acres^{*}: 0.1260
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:
BELBAISI ZAID MOHAMMAD
Primary Owner Address:
1209 WESTCOAT TERR
MANSFIELD, TX 76063

Deed Date: 3/24/2025
Deed Volume:
Deed Page:
Instrument: [D225049799](#)

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	\$264,085	\$100,000	\$364,085	\$348,085
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.