



Address: [1307 WALTHAM TR](#)
City: MANSFIELD
Georeference: 45320-6-14
Subdivision: WATSON BRANCH
Neighborhood Code: 1M900Q

Latitude: 32.5837678149
Longitude: -97.14302925
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 6 Lot 14

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: PEYCO SOUTHWEST REALTY INC (00506)

Protest Deadline Date: 5/24/2024

Site Number: 800076909
Site Name: WATSON BRANCH Block 6 Lot 14
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,755
Percent Complete: 100%
Land Sqft^{*}: 5,925
Land Acres^{*}: 0.1360
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:

NGUYEN AI LUU
NGO VAN PHUOC

Primary Owner Address:

1307 WALTHAM TRL
MANSFIELD, TX 76063

Deed Date: 10/26/2023
Deed Volume:
Deed Page:
Instrument: [D223193393](#)

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	\$340,000	\$100,000	\$440,000	\$440,000
2024	\$371,000	\$100,000	\$471,000	\$471,000
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

- 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.