

LOCATION

Address: [1406 CLOVER HILL RD](#)

City: MANSFIELD

Georeference: 44980-12-15

Subdivision: WALNUT CREEK VALLEY ADDITION

Neighborhood Code: 1M050A

Latitude: 32.5902002458

Longitude: -97.1261555969

TAD Map: 2114-336

MAPSCO: TAR-124G



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WALNUT CREEK VALLEY
ADDITION Block 12 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: 1976

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 03291057

Site Name: WALNUT CREEK VALLEY ADDITION-12-15

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,305

Percent Complete: 100%

Land Sqft^{*}: 14,481

Land Acres^{*}: 0.3324

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:

NELSON JOSHUA

NELSON BREANNA

Primary Owner Address:

1406 CLOVER HILL RD

MANSFIELD, TX 76063-2920

Deed Date: 4/19/2021

Deed Volume:

Deed Page:

Instrument: [D221109456](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHRISTOPHERSON JOSEPH B;CHRISTOPHERSON LAURA L	10/13/2017	D217242877		
MARTIN MICHAEL;MARTIN SHANA	7/31/2015	D215171774		
PHILLIPS PRISCILLA ANN	3/3/2013	000000000000000	0000000	0000000
PHILLIPS RUBEN PRATT EST	1/19/2006	000000000000000	0000000	0000000
PHILLIPS MARY EST;PHILLIPS R PRATT	1/8/1976	00059450000462	0005945	0000462

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	\$0	\$0	\$0	\$0
2024	\$418,255	\$87,500	\$505,755	\$479,071
2023	\$382,158	\$87,500	\$469,658	\$435,519
2022	\$308,426	\$87,500	\$395,926	\$395,926
2021	\$262,512	\$87,500	\$350,012	\$350,012
2020	\$264,775	\$87,500	\$352,275	\$352,275

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)
- DISABLED VET 100 PCT 11.131 - T&P

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.