

## LOCATION

**Address:** [1604 CLOVER HILL RD](#)  
**City:** MANSFIELD  
**Georeference:** 44970E-10-25  
**Subdivision:** WALNUT CREEK NORTH ADDITION  
**Neighborhood Code:** 1M020M

**Latitude:** 32.5950837943  
**Longitude:** -97.1256894551  
**TAD Map:** 2114-336  
**MAPSCO:** TAR-124C



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** WALNUT CREEK NORTH  
ADDITION Block 10 Lot 25

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2001

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 07297041

**Site Name:** WALNUT CREEK NORTH ADDITION-10-25

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size+++:** 2,379

**Percent Complete:** 100%

**Land Sqft\*:** 16,541

**Land Acres\*:** 0.3797

**Pool:** Y

+++ Rounded.

\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

BRIGGS JUSTIN  
BRIGGS JOCALYN

**Primary Owner Address:**

1604 CLOVER HILL RD  
MANSFIELD, TX 76063-2938

**Deed Date:** 11/8/2007

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D207409594](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MENILLO RALPH A	10/26/2001	00152210000291	0015221	0000291
D R HORTON TEXAS LTD	3/9/1999	00137230000319	0013723	0000319
NATHAN A WATSON CO INC	1/1/1999	00000000000000	0000000	0000000

## VALUES

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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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$379,000	\$75,000	\$454,000	\$395,463
2023	\$372,000	\$75,000	\$447,000	\$359,512
2022	\$323,038	\$60,000	\$383,038	\$326,829
2021	\$237,117	\$60,000	\$297,117	\$297,117
2020	\$237,117	\$60,000	\$297,117	\$297,117

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

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- 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.