

## LOCATION

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**Address:** [1612 CLOVER HILL RD](#)

**City:** MANSFIELD

**Georeference:** 44970E-10-21

**Subdivision:** WALNUT CREEK NORTH ADDITION

**Neighborhood Code:** 1M020M

**Latitude:** 32.5956727419

**Longitude:** -97.1250829793

**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

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**Legal Description:** WALNUT CREEK NORTH  
ADDITION Block 10 Lot 21

**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

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 07297297

**Site Name:** WALNUT CREEK NORTH ADDITION-10-21

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,411

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 17,989

**Land Acres<sup>\*</sup>:** 0.4129

**Pool:** N

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

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**Current Owner:**

STAPLETON SHEA ALLISON

STAPLETON ERIC JUSTIN

**Primary Owner Address:**

1612 CLOVER HILL RD

MANSFIELD, TX 76063

**Deed Date:** 10/4/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218223931](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BOWDEN DENNIS M;BOWDEN PAMELA G	3/24/2005	<a href="#">D205090673</a>	0000000	0000000
LEE IAN E;LEE LINDSAY K	7/12/2001	00150110000498	0015011	0000498
D R HORTON TEXAS LTD	3/9/1999	00137230000319	0013723	0000319
NATHAN A WATSON CO INC	1/1/1999	00000000000000	0000000	0000000

## 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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$324,216	\$75,000	\$399,216	\$399,216
2023	\$360,859	\$75,000	\$435,859	\$371,832
2022	\$297,669	\$60,000	\$357,669	\$338,029
2021	\$261,815	\$60,000	\$321,815	\$307,299
2020	\$219,363	\$60,000	\$279,363	\$279,363

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.