

## LOCATION

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**Address:** [702 WALNUT BEND DR](#)  
**City:** MANSFIELD  
**Georeference:** 44986D-2-22  
**Subdivision:** WALNUT MEADOWS  
**Neighborhood Code:** 1M080M

**Latitude:** 32.5736692674  
**Longitude:** -97.1044270205  
**TAD Map:** 2120-328  
**MAPSCO:** TAR-125N



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 MEADOWS Block 2  
Lot 22

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2004

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 40113205

**Site Name:** WALNUT MEADOWS-2-22

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,988

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 11,254

**Land Acres<sup>\*</sup>:** 0.2583

**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:**

KISEL VITALY LEONIDOVICH  
KISEL SVETLANA ADAMOVNA

**Primary Owner Address:**

702 WALNUT BEND DR  
MANSFIELD, TX 76063

**Deed Date:** 10/24/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224191061](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
COCHRANE ALLYSON NICOL;COCHRANE MARK ALAN	12/30/2022	<a href="#">D223001579</a>		
LONG EARL W JR;LONG FELECIA C	7/21/2017	<a href="#">D217168402</a>		
WHALEN PRESTON MARTIN	2/7/2005	<a href="#">D205043521</a>	0000000	0000000
LEGACY/MONTEREY HOMES LP	7/7/2004	<a href="#">D204214496</a>	0000000	0000000
GIOVANNI HOMES CORP	1/1/2002	000000000000000	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*
2025	\$0	\$0	\$0	\$0
2024	\$462,260	\$99,000	\$561,260	\$561,260
2023	\$486,513	\$99,000	\$585,513	\$585,513
2022	\$409,495	\$88,000	\$497,495	\$497,495
2021	\$371,987	\$88,000	\$459,987	\$459,987
2020	\$351,824	\$88,000	\$439,824	\$439,824

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.