



LOCATION

Address: [708 WALNUT BEND DR](#)
City: MANSFIELD
Georeference: 44986D-2-25
Subdivision: WALNUT MEADOWS
Neighborhood Code: 1M080M

Latitude: 32.5742470211
Longitude: -97.1048061545
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

Legal Description: WALNUT MEADOWS Block 2
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: 2003

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 40113248
Site Name: WALNUT MEADOWS-2-25
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 4,545
Percent Complete: 100%
Land Sqft^{*}: 11,142
Land Acres^{*}: 0.2557
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:

EGUIZABAL DERICK

EGUIZABAL KIM

Primary Owner Address:

708 WALNUT BEND DR
MANSFIELD, TX 76063-5857

Deed Date: 6/14/2013
Deed Volume: 00000000
Deed Page: 00000000
Instrument: [D213161427](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
VIVAR CARLOS A;VIVAR SONYA D	11/26/2003	D203446903	0000000	0000000
LEGACY/MONTERREY HOMES LP	9/15/2003	D203349859	0017211	0000269
GMAC MODEL HOMES FINANCE INC	3/14/2003	00165170000022	0016517	0000022
GIOVANNI HOMES CORP	1/1/2002	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 ⁺
2025	\$0	\$0	\$0	\$0
2024	\$540,850	\$99,000	\$639,850	\$639,850
2023	\$567,985	\$99,000	\$666,985	\$631,557
2022	\$486,143	\$88,000	\$574,143	\$574,143
2021	\$463,436	\$88,000	\$551,436	\$544,620
2020	\$407,109	\$88,000	\$495,109	\$495,109

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.