



**Address:** [43 SPRING CREEK CIR](#)  
**City:** GRAND PRAIRIE  
**Georeference:** A 38-1M  
**Subdivision:** ADAMS, CAROLINE M SURVEY  
**Neighborhood Code:** 1M500Z

**Latitude:** 32.5786945589  
**Longitude:** -97.0483236982  
**TAD Map:** 2138-332  
**MAPSCO:** TAR-126M



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** ADAMS, CAROLINE M SURVEY  
Abstract 38 Tract 1M 1N 1P & 2A4 & A 338 TRS 3R  
3S 3T & 1A6 LB# TEX0476947 TRINITY

**Jurisdictions:**

CITY OF GRAND PRAIRIE (038)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
MANSFIELD ISD (908)

**State Code:** A

**Year Built:** 1993

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$169,499

**Protest Deadline Date:** 5/24/2024

**Site Number:** 05249201

**Site Name:** ADAMS, CAROLINE M SURVEY-1M-20

**Site Class:** A2 - Residential - Mobile Home

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,568

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 44,953

**Land Acres<sup>\*</sup>:** 1.0320

**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

**Current Owner:**

PERKINS ANDREW J  
PERKINS TERESA

**Primary Owner Address:**

43 SPRING CREEK CIR  
GRAND PRAIRIE, TX 75054-6716

**Deed Date:** 9/28/2012

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D212245057](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RODRIGUEZ JESUS;RODRIGUEZ SYLVIA	8/3/2006	<a href="#">D206252036</a>	0000000	0000000
MCMANUS PATRICIA R	12/5/2001	000000000000000	0000000	0000000
MCMANUS PATRICIA;MCMANUS WILLIAM J	4/1/1993	00110200001984	0011020	0001984
NAPIER ALICE V;NAPIER DON H	3/7/1985	00081120000549	0008112	0000549
HILL JOHN	12/31/1900	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 <sup>+</sup>
2025	\$24,279	\$145,220	\$169,499	\$124,100
2024	\$24,279	\$145,220	\$169,499	\$112,818
2023	\$25,217	\$104,580	\$129,797	\$102,562
2022	\$26,158	\$67,080	\$93,238	\$93,238
2021	\$27,098	\$67,080	\$94,178	\$94,178
2020	\$32,340	\$67,080	\$99,420	\$95,682

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.