



**Address:** [12845 TRIPLE H DR](#)  
**City:** TARRANT COUNTY  
**Georeference:** 43808--31A  
**Subdivision:** TRIPLE H ESTATES ADDITION  
**Neighborhood Code:** 1A010Y

**Latitude:** 32.5597745499  
**Longitude:** -97.2496526579  
**TAD Map:** 2072-324  
**MAPSCO:** TAR-121S



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** TRIPLE H ESTATES ADDITION  
Lot 31A, & 31B, 1998 TOWN & COUNTRY 32 X 40  
LB# NTA0802336 MANSION

**Jurisdictions:**

TARRANT COUNTY (220)  
EMERGENCY SVCS DIST #1 (222)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
MANSFIELD ISD (908)

**State Code:** A

**Year Built:** 1998

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 05694043

**Site Name:** TRIPLE H ESTATES ADDITION-31A-20

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,280

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 34,378

**Land Acres<sup>\*</sup>:** 0.7892

**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:**

SANCHEZ MARY LILIANA  
SANCHEZ ROQUE

**Primary Owner Address:**

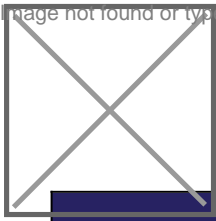
12845 TRIPLE H DR  
BURLESON, TX 76028

**Deed Date:** 12/30/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** MH00742062



Previous Owners	Date	Instrument	Deed Volume	Deed Page
SANCHEZ MARIA LILIANA;SANCHEZ ROQUE	8/10/2018	<a href="#">D218181112</a>		
FORD SARAH N	9/29/2012	000000000000000	0000000	0000000
FORD DANA JERRY EST;FORD SARAH	11/18/1983	00076700001473	0007670	0001473

### 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	\$44,852	\$74,974	\$119,826	\$119,826
2024	\$44,852	\$74,974	\$119,826	\$119,826
2023	\$45,666	\$74,974	\$120,640	\$120,640
2022	\$46,479	\$47,352	\$93,831	\$93,831
2021	\$47,293	\$47,352	\$94,645	\$94,645
2020	\$48,107	\$47,352	\$95,459	\$95,459

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.