



Address: [252 SPRING BROOK DR](#)
City: MANSFIELD
Georeference: 32538-1-2R
Subdivision: PLACE ADDITION, THE
Neighborhood Code: 1M900B

Latitude: 32.5942375861
Longitude: -97.1717382936
TAD Map: 2096-336
MAPSCO: TAR-123B



Google Map or type unknown

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

PROPERTY DATA

Legal Description: PLACE ADDITION, THE Block 1
Lot 2R

Jurisdictions:

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

State Code: A

Year Built: 1994

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$393,088

Protest Deadline Date: 5/24/2024

Site Number: 06193552

Site Name: PLACE ADDITION, THE-1-2R

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,938

Percent Complete: 100%

Land Sqft^{*}: 23,904

Land Acres^{*}: 0.5487

Pool: N

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

TWARDOWSKI TIM
TWARDOWSKI MELISSA

Primary Owner Address:

252 SPRING BROOK DR
MANSFIELD, TX 76063-5925

Deed Date: 4/30/2001

Deed Volume: 0014862

Deed Page: 0000388

Instrument: 00148620000388

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ZSCHIESCHE DIONNE;ZSCHIESCHE JOSHUA	7/29/1999	00139360000228	0013936	0000228
SAUER LAURIE B;SAUER STEVEN R	5/31/1994	00116020000800	0011602	0000800
SANTEX OIL CO	6/15/1992	00106790000225	0010679	0000225
ACRE DEVELOPMENT CORP	1/1/1987	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	\$340,952	\$52,136	\$393,088	\$393,088
2024	\$340,952	\$52,136	\$393,088	\$391,606
2023	\$343,555	\$52,136	\$395,691	\$356,005
2022	\$319,734	\$32,928	\$352,662	\$323,641
2021	\$261,291	\$32,928	\$294,219	\$294,219
2020	\$268,030	\$32,928	\$300,958	\$270,888

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.