



**Address:** [1259 W BROAD ST](#)  
**City:** MANSFIELD  
**Georeference:** A 644-4B02  
**Subdivision:** HANKS, THOMAS J SURVEY  
**Neighborhood Code:** 1A010V

**Latitude:** 32.5551870442  
**Longitude:** -97.1637652032  
**TAD Map:** 2102-320  
**MAPSCO:** TAR-123Y



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** HANKS, THOMAS J SURVEY  
Abstract 644 Tract 4B02

**Jurisdictions:**  
CITY OF MANSFIELD (017)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
MANSFIELD ISD (908)  
**State Code:** C1  
**Year Built:** 0  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 07037589  
**Site Name:** HANKS, THOMAS J SURVEY-4B02  
**Site Class:** C1 - Residential - Vacant Land  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 0  
**Percent Complete:** 0%  
**Land Sqft<sup>\*</sup>:** 14,374  
**Land Acres<sup>\*</sup>:** 0.3300  
**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:**  
SANDOVAL-GARCIA NIRIA LIZETH  
PEREZ JOSE MANUEL GARCIA  
**Primary Owner Address:**  
1301 W BROAD ST  
MANSFIELD, TX 76063

**Deed Date:** 6/29/2020  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D220157640](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SANDOVAL MELISSA;SANDOVAL NIRIA L	4/11/2011	<a href="#">D211087426</a>	0000000	0000000
SANDOVAL JUAN;SANDOVAL MARIA D	7/23/2002	00158600000140	0015860	0000140
CEDRICK STEWARD ETAL	11/28/2001	00154780000260	0015478	0000260
KELLEY WILLIS EST	5/5/1997	00127750000336	0012775	0000336

## 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	\$0	\$31,350	\$31,350	\$31,350
2024	\$0	\$31,350	\$31,350	\$31,350
2023	\$0	\$31,350	\$31,350	\$31,350
2022	\$0	\$19,800	\$19,800	\$19,800
2021	\$0	\$19,800	\$19,800	\$19,800
2020	\$0	\$19,800	\$19,800	\$19,800

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.