



**Address:** [7109 TWIN OAKS CT](#)  
**City:** TARRANT COUNTY  
**Georeference:** 17899K-1-19  
**Subdivision:** HIDDEN LAKES ADDITION  
**Neighborhood Code:** 1A030Q

**Latitude:** 32.5687815809  
**Longitude:** -97.2066581638  
**TAD Map:** 2090-328  
**MAPSCO:** TAR-122P



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** HIDDEN LAKES ADDITION  
Block 1 Lot 19

**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:** 2000

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

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

**Site Number:** 07578695  
**Site Name:** HIDDEN LAKES ADDITION-1-19  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,899  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 43,560  
**Land Acres<sup>\*</sup>:** 1.0000  
**Pool:** Y

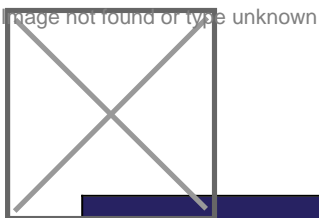
<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**  
LANKFORD CHARLES R  
LANKFORD AMY P  
**Primary Owner Address:**  
7109 TWIN OAKS CT  
MANSFIELD, TX 76063-4949

**Deed Date:** 6/22/2012  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D212154241](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
HYDEN RENEE;HYDEN ROBERT	11/30/2009	<a href="#">D209322167</a>	0000000	0000000
HYDEN ROBERT	2/27/2007	<a href="#">D207073951</a>	0000000	0000000
SMITH BARBARA;SMITH RONALD	8/9/2004	<a href="#">D204250888</a>	0000000	0000000
FEDERAL NATIONAL MORTGAGE ASSN	4/6/2004	<a href="#">D204107810</a>	0000000	0000000
WASHBURN MIRIAM LOUISE	8/2/2001	00150590000263	0015059	0000263
IVY RICHARD	9/11/2000	00145270000070	0014527	0000070
REGAL DEVELOPMENT INC	1/1/2000	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 <sup>+</sup>
2025	\$367,806	\$95,000	\$462,806	\$462,806
2024	\$425,007	\$95,000	\$520,007	\$520,007
2023	\$511,076	\$95,000	\$606,076	\$606,076
2022	\$381,146	\$60,000	\$441,146	\$441,146
2021	\$382,886	\$60,000	\$442,886	\$442,886
2020	\$375,160	\$60,000	\$435,160	\$435,160

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.