



Address: [1002 YUKON DR](#)
City: MANSFIELD
Georeference: 44049F-1-5
Subdivision: TWIN CREEKS ADDN (MANSFIELD)
Neighborhood Code: 1M900I

Latitude: 32.5795288855
Longitude: -97.1575891484
TAD Map: 2102-332
MAPSCO: TAR-123M



Google Map or type unknown

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

PROPERTY DATA

Legal Description: TWIN CREEKS ADDN
(MANSFIELD) Block 1 Lot 5

Jurisdictions:

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

State Code: A

Year Built: 2003

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$481,163

Protest Deadline Date: 5/24/2024

Site Number: 07783515

Site Name: TWIN CREEKS ADDN (MANSFIELD)-1-5

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,500

Percent Complete: 100%

Land Sqft^{*}: 12,090

Land Acres^{*}: 0.2775

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:

KUSICK KORY BENJAMIN
KUSICK LAURENE ELIZABETH

Primary Owner Address:

1002 YUKON DR
MANSFIELD, TX 76063

Deed Date: 3/17/2025

Deed Volume:

Deed Page:

Instrument: [D225045461](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
STEPHENS KATIE LANE;STEPHENS MATTHEW	1/15/2019	D219009344		
FREEMAN LAUREN;FREEMAN MICHAEL	11/24/2014	D214262071		
BRIDGEWATER RAY L JR	6/27/2008	D208265090	0000000	0000000
WEAVER JAMES	7/24/2006	D206256972	0000000	0000000
WELLS FARGO BANK NA TR	8/2/2005	D205245803	0000000	0000000
BOSTON LORETTA	6/24/2004	D205125838	0000000	0000000
KAWASMI NISRINE	4/18/2003	00166640000180	0016664	0000180
CARDINAL ROAD 1 LP	1/1/2001	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	\$396,163	\$85,000	\$481,163	\$481,163
2024	\$396,163	\$85,000	\$481,163	\$481,163
2023	\$396,459	\$85,000	\$481,459	\$481,459
2022	\$327,432	\$55,000	\$382,432	\$382,432
2021	\$311,172	\$55,000	\$366,172	\$366,172
2020	\$271,965	\$55,000	\$326,965	\$326,965

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.