



Address: [1009 YUKON DR](#)
City: MANSFIELD
Georeference: 44049F-2-1
Subdivision: TWIN CREEKS ADDN (MANSFIELD)
Neighborhood Code: 1M900I

Latitude: 32.5797085376
Longitude: -97.1587437223
TAD Map: 2102-332
MAPSCO: TAR-123L



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 2 Lot 1

Jurisdictions:

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

State Code: A

Year Built: 2001

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$499,000

Protest Deadline Date: 5/24/2024

Site Number: 07783639

Site Name: TWIN CREEKS ADDN (MANSFIELD)-2-1

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,528

Percent Complete: 100%

Land Sqft^{*}: 19,602

Land Acres^{*}: 0.4500

Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

WAWRZYNSKI MICHAEL G

Primary Owner Address:

1009 YUKON DR
MANSFIELD, TX 76063

Deed Date: 11/17/2015

Deed Volume:

Deed Page:

Instrument: [D216014116](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
WAWRZYNSKI MICHAEL;WAWRZYNSKI RANDI	1/6/2012	D212004789	0000000	0000000
REED JANA;REED MITCHELL	6/29/2006	D206206757	0000000	0000000
AUSTIN C KIRK	11/16/2001	00152760000312	0015276	0000312
MRW INVESTMENTS INC	4/12/2001	00148530000382	0014853	0000382
CARDINAL ROAD 1 LP	1/1/2001	000000000000000	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	\$392,750	\$106,250	\$499,000	\$499,000
2024	\$392,750	\$106,250	\$499,000	\$497,794
2023	\$409,750	\$106,250	\$516,000	\$452,540
2022	\$344,927	\$68,750	\$413,677	\$411,400
2021	\$328,663	\$68,750	\$397,413	\$374,000
2020	\$271,250	\$68,750	\$340,000	\$340,000

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.