



**Address:** [1003 YUKON DR](#)  
**City:** MANSFIELD  
**Georeference:** 44049F-2-4  
**Subdivision:** TWIN CREEKS ADDN (MANSFIELD)  
**Neighborhood Code:** 1M900I

**Latitude:** 32.5791361902  
**Longitude:** -97.1579402329  
**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 2 Lot 4

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2006

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 5/1/2025

**Notice Value:** \$574,017

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

**Site Number:** 07783663

**Site Name:** TWIN CREEKS ADDN (MANSFIELD)-2-4

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,323

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 13,131

**Land Acres<sup>\*</sup>:** 0.3014

**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:**

PATRICK BYRON L

**Primary Owner Address:**

1003 YUKON DR  
MANSFIELD, TX 76063-6349

**Deed Date:** 7/31/2008

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D208303723](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GRP LOAN LLC	5/30/2008	<a href="#">D208207006</a>	0000000	0000000
FIRST FRANKLIN FINCL CORP	6/5/2007	<a href="#">D207257646</a>	0000000	0000000
BERRY TIFFANIE	11/14/2006	<a href="#">D207112015</a>	0000000	0000000
TWINMARK HOMES CORP	6/9/2006	<a href="#">D206198517</a>	0000000	0000000
HALL MARYLYN	9/22/2005	<a href="#">D206036995</a>	0000000	0000000
DAVIS BEATRICE;DAVIS OLIVER	4/10/2003	00166020000167	0016602	0000167
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 <sup>+</sup>
2025	\$510,267	\$63,750	\$574,017	\$574,017
2024	\$510,267	\$63,750	\$574,017	\$558,919
2023	\$510,590	\$63,750	\$574,340	\$508,108
2022	\$420,666	\$41,250	\$461,916	\$461,916
2021	\$399,446	\$41,250	\$440,696	\$428,569
2020	\$348,358	\$41,250	\$389,608	\$389,608

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.