



Address: [916 CUMBERLAND TR](#)
City: MANSFIELD
Georeference: 44049F-2-13
Subdivision: TWIN CREEKS ADDN (MANSFIELD)
Neighborhood Code: 1M900I

Latitude: 32.5784737363
Longitude: -97.157884823
TAD Map: 2102-328
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 13

Jurisdictions:

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

State Code: A

Year Built: 2002

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 07783779

Site Name: TWIN CREEKS ADDN (MANSFIELD)-2-13

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,422

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:

RALSTIN MATTHEW F

RALSTIN ROSE E

Primary Owner Address:

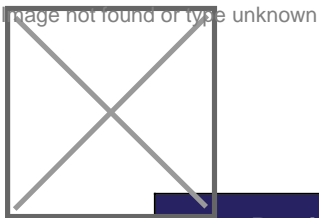
916 CUMBERLAND TRL
MANSFIELD, TX 76063

Deed Date: 7/8/2022

Deed Volume:

Deed Page:

Instrument: [D222173798](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
TUCKER JEFFERY SHANE	6/11/2003	00168180000105	0016818	0000105
FOREST CUSTOM HOMES LP	1/11/2002	00154200000270	0015420	0000270
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	\$513,612	\$85,000	\$598,612	\$598,612
2024	\$513,612	\$85,000	\$598,612	\$598,612
2023	\$513,981	\$85,000	\$598,981	\$598,981
2022	\$393,666	\$55,000	\$448,666	\$446,489
2021	\$354,144	\$55,000	\$409,144	\$405,899
2020	\$313,999	\$55,000	\$368,999	\$368,999

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.