



Address: [1003 CUMBERLAND TR](#)
City: MANSFIELD
Georeference: 44049F-3-2
Subdivision: TWIN CREEKS ADDN (MANSFIELD)
Neighborhood Code: 1M900I

Latitude: 32.5786202296
Longitude: -97.1586976498
TAD Map: 2102-328
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 3 Lot 2

Jurisdictions:

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

State Code: A

Year Built: 2004

Personal Property Account: N/A

Agent: None

Notice Sent Date: 5/1/2025

Notice Value: \$427,164

Protest Deadline Date: 5/24/2024

Site Number: 07783833

Site Name: TWIN CREEKS ADDN (MANSFIELD)-3-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,210

Percent Complete: 100%

Land Sqft^{*}: 12,084

Land Acres^{*}: 0.2774

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:

SHERIDAN AMY
MEYERS KYLE

Primary Owner Address:

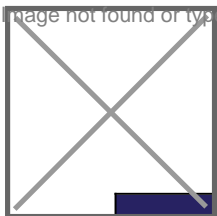
1003 CUMBERLAND TRL
MANSFIELD, TX 76063

Deed Date: 5/19/2020

Deed Volume:

Deed Page:

Instrument: [D220114490](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
LUSK ANITA J	7/17/2017	D217164232		
SELL BRESLYN;SELL MICHELLE M	7/19/2013	D213194060	0000000	0000000
JONES KRISTEN LEE	11/23/2004	000000000000000	0000000	0000000
ATHERTON KRISTEN	6/7/2004	D204182454	0000000	0000000
JONES CHRISTOPHER C	2/27/2004	D204151224	0000000	0000000
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	\$363,414	\$63,750	\$427,164	\$427,164
2024	\$363,414	\$63,750	\$427,164	\$411,037
2023	\$363,634	\$63,750	\$427,384	\$373,670
2022	\$298,450	\$41,250	\$339,700	\$339,700
2021	\$283,053	\$41,250	\$324,303	\$324,303
2020	\$246,008	\$41,250	\$287,258	\$287,258

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.