



**Address:** [1104 COLUMBIA DR](#)  
**City:** MANSFIELD  
**Georeference:** 44049F-4-3  
**Subdivision:** TWIN CREEKS ADDN (MANSFIELD)  
**Neighborhood Code:** 1M900I

**Latitude:** 32.5801247389  
**Longitude:** -97.1593207417  
**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 4 Lot 3

**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:** 5/1/2025

**Notice Value:** \$470,000

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

**Site Number:** 07783949

**Site Name:** TWIN CREEKS ADDN (MANSFIELD)-4-3

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,668

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 12,366

**Land Acres<sup>\*</sup>:** 0.2838

**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:**

VILLANUEVA NATHAN  
VILLANUEVA OSIRIS

**Primary Owner Address:**

1104 COLUMBIA DR  
MANSFIELD, TX 76063-6354

**Deed Date:** 2/25/2013

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D213051225](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RISENHOOVER JOEL M	8/17/2009	<a href="#">D209287920</a>	0000000	0000000
RISENHOOVER JOEL;RISENHOOVER JULIE	9/23/2005	<a href="#">D205296897</a>	0000000	0000000
BROOKS RALF WRAGE;BROOKS VALERI	8/9/2002	00159050000195	0015905	0000195
CUSTOM HOMES PERSONIFIED INC	8/22/2001	00151050000336	0015105	0000336
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	\$377,000	\$85,000	\$462,000	\$462,000
2024	\$385,000	\$85,000	\$470,000	\$468,596
2023	\$404,714	\$85,000	\$489,714	\$425,996
2022	\$332,269	\$55,000	\$387,269	\$387,269
2021	\$315,175	\$55,000	\$370,175	\$361,907
2020	\$274,006	\$55,000	\$329,006	\$329,006

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.