



**Address:** [1044 CHESAPEAKE DR](#)  
**City:** MANSFIELD  
**Georeference:** 44049F-4-9  
**Subdivision:** TWIN CREEKS ADDN (MANSFIELD)  
**Neighborhood Code:** 1M900I

**Latitude:** 32.5786332227  
**Longitude:** -97.1602622621  
**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 4 Lot 9

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2003

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$474,547

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

**Site Number:** 40093549

**Site Name:** TWIN CREEKS ADDN (MANSFIELD)-4-9

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,531

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 13,939

**Land Acres<sup>\*</sup>:** 0.3199

**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:**

WATKINS CLAUDE

**Primary Owner Address:**

1044 CHESAPEAKE DR  
CLEBURNE, TX 76033

**Deed Date:** 12/12/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224222289](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
STAYTON CHRISTINA;STAYTON DANNY	8/15/2016	<a href="#">D216193834</a>		
DILLION JESSICA;DILLION MICHAEL	8/19/2008	<a href="#">D208346890</a>	0000000	0000000
HALE CARROLL;HALE SHIRLEY	3/10/2003	00165180000246	0016518	0000246
CARDINAL ROAD 1 LP	1/1/2002	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	\$389,547	\$85,000	\$474,547	\$474,547
2024	\$389,547	\$85,000	\$474,547	\$449,511
2023	\$389,793	\$85,000	\$474,793	\$408,646
2022	\$316,496	\$55,000	\$371,496	\$371,496
2021	\$294,142	\$55,000	\$349,142	\$349,142
2020	\$263,769	\$55,000	\$318,769	\$318,769

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

There are no exemptions for this property

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.