



**Address:** [1082 DELAWARE DR](#)  
**City:** MANSFIELD  
**Georeference:** 44049F-4-13  
**Subdivision:** TWIN CREEKS ADDN (MANSFIELD)  
**Neighborhood Code:** 1M900I

**Latitude:** 32.5790532774  
**Longitude:** -97.1602458329  
**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 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:** 2004

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$725,203

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

**Site Number:** 40093581

**Site Name:** TWIN CREEKS ADDN (MANSFIELD)-4-13

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 4,068

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 19,166

**Land Acres<sup>\*</sup>:** 0.4399

**Pool:** Y

<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:**

CHAFFEY LLOYD S III  
CHAFFEY MARI

**Primary Owner Address:**

1082 DELAWARE DR  
MANSFIELD, TX 76063

**Deed Date:** 6/26/2014

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D214139406](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
STEARNS ROBIN J;STEARNS TROY K	12/11/2012	<a href="#">D212303764</a>	0000000	0000000
STEARNS ROBIN J;STEARNS TROY K	7/11/2012	<a href="#">D212165652</a>	0000000	0000000
STEARNS ROBIN J;STEARNS TROY K	11/12/2008	<a href="#">D208435404</a>	0000000	0000000
COOPER JASON K	7/15/2003	<a href="#">D203277804</a>	0017003	0000204
CARDINAL ROAD 1 LP	1/1/2002	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 <sup>+</sup>
2025	\$623,203	\$102,000	\$725,203	\$725,203
2024	\$623,203	\$102,000	\$725,203	\$692,227
2023	\$623,540	\$102,000	\$725,540	\$629,297
2022	\$506,088	\$66,000	\$572,088	\$572,088
2021	\$480,687	\$66,000	\$546,687	\$534,168
2020	\$419,607	\$66,000	\$485,607	\$485,607

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)
- DISABLED VET 50 to 69 PCT 11.22

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.