



**Address:** [820 PECOS CT](#)  
**City:** MANSFIELD  
**Georeference:** 44049F-6-13  
**Subdivision:** TWIN CREEKS ADDN (MANSFIELD)  
**Neighborhood Code:** 1M900I

**Latitude:** 32.5759363352  
**Longitude:** -97.1600244413  
**TAD Map:** 2102-328  
**MAPSCO:** TAR-123Q



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 6 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:** TEXAS PROPERTY VALUE PROTEST (00992)

**Protest Deadline Date:** 7/12/2024

**Site Number:** 40093883

**Site Name:** TWIN CREEKS ADDN (MANSFIELD)-6-13

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,258

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 11,761

**Land Acres<sup>\*</sup>:** 0.2699

**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:**

MUTCHLER BETHANY MOORE

**Primary Owner Address:**

820 PECOS CT  
MANSFIELD, TX 76063

**Deed Date:** 3/15/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222074950](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KLANN ROBERT JAYHENRY;MOORE KLANN MEGAN	9/10/2020	<a href="#">D220243297</a>		
MOORE MEGAN L	3/29/2016	<a href="#">D216063599</a>		
HANSHAW ZITA	6/29/2012	<a href="#">D212159470</a>	0000000	0000000
PARRETT JEFFREY M	3/22/2004	<a href="#">D204094680</a>	0000000	0000000
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	\$349,638	\$85,000	\$434,638	\$434,638
2024	\$349,638	\$85,000	\$434,638	\$434,638
2023	\$322,073	\$85,000	\$407,073	\$407,073
2022	\$300,938	\$55,000	\$355,938	\$355,938
2021	\$270,000	\$55,000	\$325,000	\$325,000
2020	\$210,000	\$55,000	\$265,000	\$265,000

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.