



Address: [823 PECOS CT](#)
City: MANSFIELD
Georeference: 44049F-6-15
Subdivision: TWIN CREEKS ADDN (MANSFIELD)
Neighborhood Code: 1M900I

Latitude: 32.5759403152
Longitude: -97.1607913637
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 15

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: JOHN M HIXSON (06392)

Notice Sent Date: 4/15/2025

Notice Value: \$586,972

Protest Deadline Date: 5/24/2024

Site Number: 40093905

Site Name: TWIN CREEKS ADDN (MANSFIELD)-6-15

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,281

Percent Complete: 100%

Land Sqft^{*}: 12,632

Land Acres^{*}: 0.2899

Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

SMITH TIMOTHY
SMITH BRITT

Primary Owner Address:

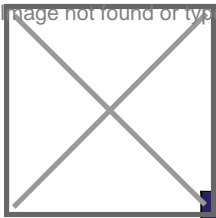
823 PECOS CT
MANSFIELD, TX 76063-6314

Deed Date: 8/28/2009

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D209237940](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
LUSK PAULINE	5/13/2004	D204152539	0000000	0000000
CARDINAL ROAD 1 LP	1/1/2002	0000000000000000	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	\$501,972	\$85,000	\$586,972	\$563,013
2024	\$501,972	\$85,000	\$586,972	\$511,830
2023	\$427,380	\$85,000	\$512,380	\$465,300
2022	\$368,000	\$55,000	\$423,000	\$423,000
2021	\$368,000	\$55,000	\$423,000	\$423,000
2020	\$333,000	\$55,000	\$388,000	\$388,000

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

- 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.