



Address: [827 PECOS CT](#)
City: MANSFIELD
Georeference: 44049F-6-17
Subdivision: TWIN CREEKS ADDN (MANSFIELD)
Neighborhood Code: 1M900I

Latitude: 32.5763985165
Longitude: -97.1611018058
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 6 Lot 17

Jurisdictions:

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

State Code: A

Year Built: 2005

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$508,937

Protest Deadline Date: 5/24/2024

Site Number: 40093921

Site Name: TWIN CREEKS ADDN (MANSFIELD)-6-17

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,429

Percent Complete: 100%

Land Sqft^{*}: 15,682

Land Acres^{*}: 0.3600

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:

CANTU JULIO
CANTU MARTHA

Primary Owner Address:

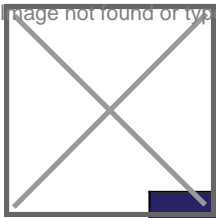
827 PECOS CT
MANSFIELD, TX 76063-6314

Deed Date: 11/18/2005

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D205359305](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
VICTORY CUSTOM HOMES INC	5/3/2005	D205136304	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 ⁺
2025	\$423,937	\$85,000	\$508,937	\$508,937
2024	\$423,937	\$85,000	\$508,937	\$485,583
2023	\$424,230	\$85,000	\$509,230	\$441,439
2022	\$346,308	\$55,000	\$401,308	\$401,308
2021	\$330,314	\$55,000	\$385,314	\$381,418
2020	\$291,744	\$55,000	\$346,744	\$346,744

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.