



Address: [1104 DELAWARE DR](#)
City: MANSFIELD
Georeference: 44049F-4-17
Subdivision: TWIN CREEKS ADDN (MANSFIELD)
Neighborhood Code: 1M900I

Latitude: 32.5803315137
Longitude: -97.1601252897
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 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: 2006

Personal Property Account: N/A

Agent: OOWNWELL INC (12140)

Notice Sent Date: 4/15/2025

Notice Value: \$801,345

Protest Deadline Date: 5/24/2024

Site Number: 40615103

Site Name: TWIN CREEKS ADDN (MANSFIELD)-4-17

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 4,744

Percent Complete: 100%

Land Sqft^{*}: 12,150

Land Acres^{*}: 0.2789

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:

COPELAND MATTHEW
COPELAND STEFANIE N

Primary Owner Address:

1104 DELAWARE DR
MANSFIELD, TX 76063-6364

Deed Date: 8/3/2016

Deed Volume:

Deed Page:

Instrument: [D216177202](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
YARNELL DONNA;YARNELL HOWARD	10/16/2006	D206344556	0000000	0000000
STONERIDGE CUSTOM HOMES INC	2/17/2006	D206098855	0000000	0000000
CARDINAL ROAD 1 LP	1/1/2004	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	\$716,345	\$85,000	\$801,345	\$801,345
2024	\$716,345	\$85,000	\$801,345	\$752,015
2023	\$716,698	\$85,000	\$801,698	\$683,650
2022	\$582,161	\$55,000	\$637,161	\$621,500
2021	\$510,000	\$55,000	\$565,000	\$565,000
2020	\$481,909	\$55,000	\$536,909	\$536,909

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.