



Address: [1004 WABASH TR](#)
City: MANSFIELD
Georeference: 44049F-13-15
Subdivision: TWIN CREEKS ADDN (MANSFIELD)
Neighborhood Code: 1M900I

Latitude: 32.5801282336
Longitude: -97.1616386556
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 13 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: 2006

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/24/2024

Site Number: 40615499

Site Name: TWIN CREEKS ADDN (MANSFIELD)-13-15

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,583

Percent Complete: 100%

Land Sqft^{*}: 12,600

Land Acres^{*}: 0.2892

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:

GONZALES TIFFANY

Primary Owner Address:

1004 WABASH TRL
MANSFIELD, TX 76063

Deed Date: 9/13/2019

Deed Volume:

Deed Page:

Instrument: [D219212884](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GONZALES DONALD;GONZALES TIFFANY	10/19/2016	D216248798		
BOYD CHRISTOPHER;BOYD CRISTY	6/16/2006	D206186527	0000000	0000000
BOYD BUILDERS INC	12/28/2005	D206011102	0000000	0000000
CARDINAL ROAD 1 LP	1/1/2004	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	\$382,783	\$85,000	\$467,783	\$467,783
2024	\$382,783	\$85,000	\$467,783	\$467,783
2023	\$439,682	\$85,000	\$524,682	\$524,682
2022	\$357,569	\$55,000	\$412,569	\$412,569
2021	\$340,552	\$55,000	\$395,552	\$395,552
2020	\$299,583	\$55,000	\$354,583	\$354,583

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.