



Address: [1007 WABASH TR](#)
City: MANSFIELD
Georeference: 44049F-14-8
Subdivision: TWIN CREEKS ADDN (MANSFIELD)
Neighborhood Code: 1M900I

Latitude: 32.5797714028
Longitude: -97.1611450863
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 14 Lot 8

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: CHANDLER CROUCH (11730)

Notice Sent Date: 4/15/2025

Notice Value: \$683,318

Protest Deadline Date: 5/24/2024

Site Number: 40615553

Site Name: TWIN CREEKS ADDN (MANSFIELD)-14-8

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 4,348

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:

RETNAM DEV K
RETNAM PHAEDRA L

Primary Owner Address:

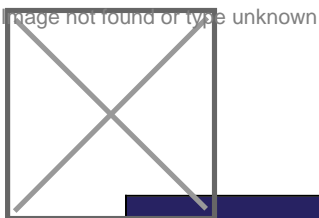
1007 WABASH TR
MANSFIELD, TX 76063

Deed Date: 6/26/2014

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D214141975](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
BROWN L;BROWN WINSTON R JR	4/4/2012	D212080952	0000000	0000000
GALLINI HEIDI;GALLINI JON	8/29/2007	D207315957	0000000	0000000
HSBC BANK	5/2/2006	D206138061	0000000	0000000
DEWATER ROGER	7/28/2005	D205223894	0000000	0000000
KAWASMI MUNZER	2/17/2005	D205060348	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	\$598,318	\$85,000	\$683,318	\$683,318
2024	\$598,318	\$85,000	\$683,318	\$665,501
2023	\$655,393	\$85,000	\$740,393	\$605,001
2022	\$525,883	\$55,000	\$580,883	\$550,001
2021	\$445,001	\$55,000	\$500,001	\$500,001
2020	\$445,001	\$55,000	\$500,001	\$500,001

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.