



**Address:** [1009 WABASH TR](#)  
**City:** MANSFIELD  
**Georeference:** 44049F-14-9  
**Subdivision:** TWIN CREEKS ADDN (MANSFIELD)  
**Neighborhood Code:** 1M900I

**Latitude:** 32.5798908526  
**Longitude:** -97.1608910355  
**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 9

**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:** 5/1/2025  
**Notice Value:** \$693,624  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 40615561  
**Site Name:** TWIN CREEKS ADDN (MANSFIELD)-14-9  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 4,152  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 12,150  
**Land Acres<sup>\*</sup>:** 0.2789  
**Pool:** N

+++ Rounded.

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

**OWNER INFORMATION**

**Current Owner:**  
ROBERTS SAMUEL  
**Primary Owner Address:**  
1009 WABASH TRL  
MANSFIELD, TX 76063

**Deed Date:** 1/5/2023  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D223038451](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ROBERTS SAMUEL;ROBERTS TANESHA	1/24/2013	<a href="#">D213021609</a>	0000000	0000000
FEDERAL NATL MORTGAGE ASSOC	6/5/2012	<a href="#">D212146850</a>	0000000	0000000
MORRELL ANGELA	3/6/2007	<a href="#">D207129325</a>	0000000	0000000
NATIONS FIRST INC	3/5/2007	<a href="#">D207129323</a>	0000000	0000000
GMAC MORTGAGE CORPORATION	8/1/2006	<a href="#">D206243233</a>	0000000	0000000
SOTO ISAIAS;SOTO ROSA SOTO	1/13/2005	<a href="#">D205026487</a>	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 <sup>+</sup>
2025	\$608,624	\$85,000	\$693,624	\$688,493
2024	\$608,624	\$85,000	\$693,624	\$625,903
2023	\$608,961	\$85,000	\$693,961	\$569,003
2022	\$463,760	\$55,000	\$518,760	\$517,275
2021	\$426,854	\$55,000	\$481,854	\$470,250
2020	\$372,500	\$55,000	\$427,500	\$427,500

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.