



Address: [12809 DAYBREAK TR](#)
City: TARRANT COUNTY
Georeference: 37447-3-8
Subdivision: SANTA FE ESTATES
Neighborhood Code: 1A030N

Latitude: 32.5643514844
Longitude: -97.2561904687
TAD Map: 2072-324
MAPSCO: TAR-121S



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: SANTA FE ESTATES Block 3 Lot 8

Jurisdictions:
TARRANT COUNTY (220)
EMERGENCY SVCS DIST #1 (222)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
MANSFIELD ISD (908)

State Code: A
Year Built: 2006
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$712,004
Protest Deadline Date: 5/24/2024

Site Number: 40899012
Site Name: SANTA FE ESTATES-3-8
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,337
Percent Complete: 100%
Land Sqft^{*}: 44,082
Land Acres^{*}: 1.0120
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:
BAUERS PAINTING AND DRYWALL INC
MCN PROPERTIES UNLIMITED LLC
Primary Owner Address:
1330 POLO RUN
MIDLOTHIAN, TX 76065

Deed Date: 3/5/2025
Deed Volume:
Deed Page:
Instrument: [D225037990](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MYERS OF DALLAS LLC	3/5/2025	D225037934		
GWINN DAVID LELAND;GWINN TRACEY	3/25/2019	D219058910		
WHITE SANDRA JEAN	11/30/2005	D205370942	0000000	0000000
SANTA FE REAL PROP DEV LP	1/1/2005	00000000000000	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	\$616,404	\$95,600	\$712,004	\$644,762
2024	\$616,404	\$95,600	\$712,004	\$586,147
2023	\$513,067	\$95,480	\$608,547	\$532,861
2022	\$424,179	\$60,240	\$484,419	\$484,419
2021	\$413,813	\$60,240	\$474,053	\$474,053
2020	\$384,895	\$60,240	\$445,135	\$445,135

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.