



**Address:** [12808 DAYBREAK TR](#)  
**City:** TARRANT COUNTY  
**Georeference:** 37447-4-3  
**Subdivision:** SANTA FE ESTATES  
**Neighborhood Code:** 1A030N

**Latitude:** 32.5641722913  
**Longitude:** -97.2572787516  
**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 4 Lot 3

**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:** CHANDLER CROUCH (11730)  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$608,780  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 40899071  
**Site Name:** SANTA FE ESTATES-4-3  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 3,329  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 43,560  
**Land Acres<sup>\*</sup>:** 1.0000  
**Pool:** N

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**  
EUBANK BRADLEY JOSEPH  
EUBANK  
**Primary Owner Address:**  
12808 DAY BREAK TR  
BURLESON, TX 76028-3663

**Deed Date:** 2/16/2006  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D206057669](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SANTA FE REAL PROP DEV LP	1/1/2005	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 <sup>+</sup>
2025	\$513,780	\$95,000	\$608,780	\$599,393
2024	\$513,780	\$95,000	\$608,780	\$544,903
2023	\$455,469	\$95,000	\$550,469	\$495,366
2022	\$390,333	\$60,000	\$450,333	\$450,333
2021	\$367,182	\$60,000	\$427,182	\$427,182
2020	\$367,182	\$60,000	\$427,182	\$427,182

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.