



**Address:** [1214 PLATTE DR](#)  
**City:** MANSFIELD  
**Georeference:** 44049F-10-8  
**Subdivision:** TWIN CREEKS ADDN (MANSFIELD)  
**Neighborhood Code:** 1M900I

**Latitude:** 32.579420712  
**Longitude:** -97.1652194988  
**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 10 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:** 2006

**Personal Property Account:** N/A

**Agent:** OWNWELL INC (12140)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$537,418

**Protest Deadline Date:** 5/24/2024

**Site Number:** 41141342

**Site Name:** TWIN CREEKS ADDN (MANSFIELD)-10-8

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,912

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 12,305

**Land Acres<sup>\*</sup>:** 0.2824

**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:**

TURPINAT JOHN J  
TURPINAT BERNADETTE L

**Primary Owner Address:**

1214 PLATTE DR  
MANSFIELD, TX 76063

**Deed Date:** 12/1/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220319171](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KHANNA MAHENDRA;KHANNA MAYA	4/12/2007	<a href="#">D207182481</a>	0000000	0000000
BOYD BUILDERS INC	10/11/2006	<a href="#">D206329563</a>	0000000	0000000
CARDINAL ROAD 1 LP	1/1/2006	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	\$452,418	\$85,000	\$537,418	\$537,418
2024	\$452,418	\$85,000	\$537,418	\$517,424
2023	\$449,617	\$85,000	\$534,617	\$470,385
2022	\$372,623	\$55,000	\$427,623	\$427,623
2021	\$337,613	\$55,000	\$392,613	\$392,613
2020	\$308,227	\$55,000	\$363,227	\$363,227

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.