



**Address:** [1312 DELAWARE DR](#)  
**City:** MANSFIELD  
**Georeference:** 44049F-11-1  
**Subdivision:** TWIN CREEKS ADDN (MANSFIELD)  
**Neighborhood Code:** 1M900I

**Latitude:** 32.5802361338  
**Longitude:** -97.1658485449  
**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 11 Lot 1

**Jurisdictions:**

CITY OF MANSFIELD (017)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
MANSFIELD ISD (908)

**State Code:** A

**Year Built:** 2007

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$546,621

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

**Site Number:** 41141466

**Site Name:** TWIN CREEKS ADDN (MANSFIELD)-11-1

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,755

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 12,265

**Land Acres<sup>\*</sup>:** 0.2815

**Pool:** Y

<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:**

BARRICK RICHARD JORDAN  
BARRICK WHITNEY ELYSE

**Primary Owner Address:**

1312 DELAWARE DR  
MANSFIELD, TX 76063

**Deed Date:** 4/5/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224058686](#)

| Previous Owners               | Date       | Instrument                 | Deed Volume | Deed Page |
|-------------------------------|------------|----------------------------|-------------|-----------|
| ROSE ABIGAIL;ROSE JOSHUA M    | 6/19/2013  | <a href="#">D213160620</a> | 0000000     | 0000000   |
| LEEPER KIMBERLY;LEEPER ROBERT | 12/9/2008  | <a href="#">D208454923</a> | 0000000     | 0000000   |
| BOYD BUILDERS INC             | 10/31/2006 | <a href="#">D206356296</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 | \$461,621          | \$85,000    | \$546,621    | \$546,621                    |
| 2024 | \$461,621          | \$85,000    | \$546,621    | \$520,513                    |
| 2023 | \$461,872          | \$85,000    | \$546,872    | \$473,194                    |
| 2022 | \$375,176          | \$55,000    | \$430,176    | \$430,176                    |
| 2021 | \$357,061          | \$55,000    | \$412,061    | \$405,329                    |
| 2020 | \$313,481          | \$55,000    | \$368,481    | \$368,481                    |

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.