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**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:**

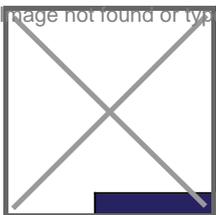
1312 DELAWARE DR  
MANSFIELD, TX 76063

**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	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 <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.