



Address: [1216 DELAWARE DR](#)
City: MANSFIELD
Georeference: 44049F-11-10
Subdivision: TWIN CREEKS ADDN (MANSFIELD)
Neighborhood Code: 1M900I

Latitude: 32.5813714645
Longitude: -97.1634091009
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 10

Jurisdictions:

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

State Code: A

Year Built: 2009

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$742,817

Protest Deadline Date: 5/24/2024

Site Number: 41141555

Site Name: TWIN CREEKS ADDN (MANSFIELD)-11-10

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 4,453

Percent Complete: 100%

Land Sqft^{*}: 12,155

Land Acres^{*}: 0.2790

Pool: N

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

DURHAM JARED

Primary Owner Address:

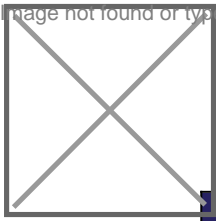
1216 DELAWARE DR
MANSFIELD, TX 76063-6370

Deed Date: 5/26/2010

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D210136815](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
BLAKE SITE CORP	8/22/2007	D207308223	0000000	0000000
SONGY ROY	7/17/2007	D207254857	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 ⁺
2025	\$657,817	\$85,000	\$742,817	\$742,817
2024	\$657,817	\$85,000	\$742,817	\$718,390
2023	\$658,113	\$85,000	\$743,113	\$653,082
2022	\$538,711	\$55,000	\$593,711	\$593,711
2021	\$510,443	\$55,000	\$565,443	\$547,327
2020	\$442,570	\$55,000	\$497,570	\$497,570

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.