



**Address:** [1212 DELAWARE DR](#)  
**City:** MANSFIELD  
**Georeference:** 44049F-11-12  
**Subdivision:** TWIN CREEKS ADDN (MANSFIELD)  
**Neighborhood Code:** 1M900I

**Latitude:** 32.5816098532  
**Longitude:** -97.1628969809  
**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 12

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2013

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$710,000

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

**Site Number:** 41141571

**Site Name:** TWIN CREEKS ADDN (MANSFIELD)-11-12

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 4,084

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 12,158

**Land Acres<sup>\*</sup>:** 0.2791

**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:**

DANNER TRACEY  
DANNER CORY

**Primary Owner Address:**

1212 DELAWARE DR  
MANSFIELD, TX 76063

**Deed Date:** 10/17/2014

**Deed Volume:**

**Deed Page:**

**Instrument:** [D214230288](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BOYD BUILDERS INC	10/28/2010	<a href="#">D210271811</a>	0000000	0000000
BLOOMFIELD HOMES LP	6/25/2010	<a href="#">D210163710</a>	0000000	0000000
REGIONS BANK	12/2/2008	<a href="#">D208449845</a>	0000000	0000000
KELLY MAE INC	11/29/2006	<a href="#">D206391378</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	\$593,000	\$85,000	\$678,000	\$678,000
2024	\$625,000	\$85,000	\$710,000	\$636,218
2023	\$647,146	\$85,000	\$732,146	\$578,380
2022	\$538,982	\$55,000	\$593,982	\$525,800
2021	\$423,000	\$55,000	\$478,000	\$478,000
2020	\$424,284	\$53,716	\$478,000	\$478,000

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.