



**Address:** [1204 DELAWARE DR](#)  
**City:** MANSFIELD  
**Georeference:** 44049F-11-16  
**Subdivision:** TWIN CREEKS ADDN (MANSFIELD)  
**Neighborhood Code:** 1M900I

**Latitude:** 32.5820337134  
**Longitude:** -97.1617708484  
**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 16 PER PLAT A11309

**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:** CHANDLER CROUCH (11730)

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

**Notice Value:** \$781,342

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

**Site Number:** 41141636

**Site Name:** TWIN CREEKS ADDN (MANSFIELD)-11-16

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 4,551

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 15,475

**Land Acres<sup>\*</sup>:** 0.3552

**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:**

LOPEZ MERCEDES HELENE  
LOPEZ FABIAN JR

**Primary Owner Address:**

1204 DELAWARE DR  
MANSFIELD, TX 76063

**Deed Date:** 2/26/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221053014](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JOHNSON RHONDA	1/5/2021	322-668736-19		
JOHNSON CARLOS;JOHNSON RHONDA	8/24/2015	<a href="#">D215201020</a>		
RILEY DAVID M	9/27/2007	<a href="#">D207363995</a>	0000000	0000000
STONERIDGE CUSTOM HOMES INC	9/29/2006	<a href="#">D206320223</a>	0000000	0000000
CARDINAL ROAD 1 LP	1/1/2006	0000000000000000	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	\$696,342	\$85,000	\$781,342	\$781,342
2024	\$696,342	\$85,000	\$781,342	\$751,527
2023	\$696,678	\$85,000	\$781,678	\$683,206
2022	\$566,096	\$55,000	\$621,096	\$621,096
2021	\$537,572	\$55,000	\$592,572	\$567,196
2020	\$460,633	\$55,000	\$515,633	\$515,633

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.