



Address: [1204 CHESAPEAKE DR](#)
City: MANSFIELD
Georeference: 44049F-12-3
Subdivision: TWIN CREEKS ADDN (MANSFIELD)
Neighborhood Code: 1M900I

Latitude: 32.5808017579
Longitude: -97.163506302
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 12 Lot 3

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: 5/1/2025
Notice Value: \$695,000
Protest Deadline Date: 5/24/2024

Site Number: 41141660
Site Name: TWIN CREEKS ADDN (MANSFIELD)-12-3
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 4,550
Percent Complete: 100%
Land Sqft^{*}: 13,301
Land Acres^{*}: 0.3053
Pool: Y

+++ Rounded.

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

OWNER INFORMATION

Current Owner:
TAN RICHARD
TAN CHANMALY B
Primary Owner Address:
1204 CHESAPEAKE DR
MANSFIELD, TX 76063-6366

Deed Date: 6/13/2012
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D212145720](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MIANO CHRISTOPHER;MIANO JENNIF	6/19/2007	D207237795	0000000	0000000
STONERIDGE CUSTOM HOMES INC	10/3/2006	D206317566	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	\$579,000	\$85,000	\$664,000	\$664,000
2024	\$610,000	\$85,000	\$695,000	\$692,120
2023	\$665,000	\$85,000	\$750,000	\$629,200
2022	\$571,565	\$55,000	\$626,565	\$572,000
2021	\$465,000	\$55,000	\$520,000	\$520,000
2020	\$462,966	\$55,000	\$517,966	\$517,966

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.