



**Address:** [1213 DELAWARE DR](#)  
**City:** MANSFIELD  
**Georeference:** 44049F-12-4  
**Subdivision:** TWIN CREEKS ADDN (MANSFIELD)  
**Neighborhood Code:** 1M900I

**Latitude:** 32.5808938056  
**Longitude:** -97.1631444605  
**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 4

**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:** \$698,044  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 41141679  
**Site Name:** TWIN CREEKS ADDN (MANSFIELD)-12-4  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 3,826  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 12,735  
**Land Acres<sup>\*</sup>:** 0.2923  
**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:**  
WILLIAMS TORY  
WILLIAMS GINA  
**Primary Owner Address:**  
1213 DELAWARE DR  
MANSFIELD, TX 76063

**Deed Date:** 5/4/2015  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D215172287-CWD](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BAGWELL JAMES S	3/13/2012	<a href="#">D212080158</a>	0000000	0000000
JENKINS AMY M;JENKINS JACE A	9/25/2008	<a href="#">D208375105</a>	0000000	0000000
STONERIDGE CUSTOM HOMES INC	9/28/2006	<a href="#">D206315284</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	\$613,044	\$85,000	\$698,044	\$698,044
2024	\$613,044	\$85,000	\$698,044	\$672,036
2023	\$613,396	\$85,000	\$698,396	\$610,942
2022	\$500,402	\$55,000	\$555,402	\$555,402
2021	\$476,085	\$55,000	\$531,085	\$511,936
2020	\$410,396	\$55,000	\$465,396	\$465,396

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.