



**Address:** [832 SABINE TR](#)  
**City:** MANSFIELD  
**Georeference:** 44049F-6-22  
**Subdivision:** TWIN CREEKS ADDN (MANSFIELD)  
**Neighborhood Code:** 1M900I

**Latitude:** 32.5771045431  
**Longitude:** -97.1614994571  
**TAD Map:** 2102-328  
**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 6 Lot 22

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2014

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

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

**Notice Value:** \$552,250

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

**Site Number:** 41419006

**Site Name:** TWIN CREEKS ADDN (MANSFIELD)-6-22

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,954

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 12,000

**Land Acres<sup>\*</sup>:** 0.2754

**Pool:** N

<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:**

SMITH MEGAN  
SMITH JUSTIN

**Primary Owner Address:**

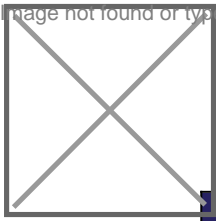
832 SABINE TR  
MANSFIELD, TX 76063

**Deed Date:** 8/28/2015

**Deed Volume:**

**Deed Page:**

**Instrument:** [D215196439](#)



| Previous Owners    | Date      | Instrument                 | Deed Volume | Deed Page |
|--------------------|-----------|----------------------------|-------------|-----------|
| BOYD BUILDERS INC  | 6/30/2011 | <a href="#">D212001694</a> | 0000000     | 0000000   |
| CARDINAL ROAD 1 LP | 1/1/2008  | 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 | \$467,250          | \$85,000    | \$552,250    | \$552,250                    |
| 2024 | \$467,250          | \$85,000    | \$552,250    | \$504,449                    |
| 2023 | \$439,000          | \$85,000    | \$524,000    | \$458,590                    |
| 2022 | \$380,000          | \$55,000    | \$435,000    | \$416,900                    |
| 2021 | \$324,363          | \$54,637    | \$379,000    | \$379,000                    |
| 2020 | \$324,363          | \$54,637    | \$379,000    | \$379,000                    |

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.