



**Address:** [833 RIO GRANDE DR](#)  
**City:** MANSFIELD  
**Georeference:** 44049F-8-9  
**Subdivision:** TWIN CREEKS ADDN (MANSFIELD)  
**Neighborhood Code:** 1M900I

**Latitude:** 32.5776174903  
**Longitude:** -97.1630556679  
**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 8 Lot 9

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2012

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 5/1/2025

**Notice Value:** \$646,826

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

**Site Number:** 41419340

**Site Name:** TWIN CREEKS ADDN (MANSFIELD)-8-9

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,389

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 12,352

**Land Acres<sup>\*</sup>:** 0.2835

**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:**

NGUYEN LAM THANH  
NGUYEN LIZ

**Primary Owner Address:**

833 RIO GRANDE DR  
MANSFIELD, TX 76063

**Deed Date:** 11/19/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220309671](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DYKE CHRISTA L;DYKE MIKAL S	11/7/2016	<a href="#">D216262748</a>		
WEAVER MARCUS W;WEAVER VALARIE	8/17/2012	<a href="#">D212203818</a>	0000000	0000000
BOYD BUILDERS INC	6/30/2011	<a href="#">D212001694</a>	0000000	0000000
CARDINAL ROAD 1 LP	1/1/2008	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	\$465,000	\$85,000	\$550,000	\$550,000
2024	\$561,826	\$85,000	\$646,826	\$620,527
2023	\$562,083	\$85,000	\$647,083	\$564,115
2022	\$457,832	\$55,000	\$512,832	\$512,832
2021	\$413,900	\$55,000	\$468,900	\$468,900
2020	\$381,994	\$55,000	\$436,994	\$436,994

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.