



**Address:** [4612 MORNING GLORY LN](#)  
**City:** MANSFIELD  
**Georeference:** 15045K-25-26  
**Subdivision:** GARDEN HEIGHTS  
**Neighborhood Code:** 1M600F

**Latitude:** 32.5568306785  
**Longitude:** -97.0611575765  
**TAD Map:** 2132-320  
**MAPSCO:** TAR-126X



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** GARDEN HEIGHTS Block 25 Lot 26

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2018

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$514,415

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

**Site Number:** 800027460

**Site Name:** GARDEN HEIGHTS 25 26

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,194

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,000

**Land Acres<sup>\*</sup>:** 0.2066

**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:**

TURINCLO DERICK

**Primary Owner Address:**

4612 MORNING GLORY LN  
MANSFIELD, TX 76063

**Deed Date:** 1/15/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219009421](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HMH LIFESTYLES LP	6/13/2018	<a href="#">D218129149</a>		



## VALUES

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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	\$429,415	\$85,000	\$514,415	\$514,415
2024	\$429,415	\$85,000	\$514,415	\$508,428
2023	\$466,932	\$85,000	\$551,932	\$462,207
2022	\$352,099	\$85,000	\$437,099	\$420,188
2021	\$296,989	\$85,000	\$381,989	\$381,989
2020	\$297,734	\$85,000	\$382,734	\$382,734

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

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- 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.