

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 42317094

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



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

## PROPERTY DATA

Legal Description: GARDEN HEIGHTS Block 25 Lot

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**Jurisdictions:** 

CITY OF MANSFIELD (017)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITA

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+++: 3,194
Percent Complete: 100%

Land Sqft\*: 9,000 Land Acres\*: 0.2066

Pool: N

+++ Rounded.

## OWNER INFORMATION

Current Owner: Deed Date: 1/15/2019
TURINCLO DERICK

Primary Owner Address:

4612 MORNING GLORY LN

Deed Volume:

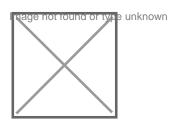
Deed Page:

MANSFIELD, TX 76063 Instrument: D219009421

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HMH LIFESTYLES LP	6/13/2018	D218129149		

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



**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	\$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.

## **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.

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.