

# Tarrant Appraisal District Property Information | PDF Account Number: 41141318

#### Address: 1208 PLATTE DR

City: MANSFIELD Georeference: 44049F-10-5 Subdivision: TWIN CREEKS ADDN (MANSFIELD) Neighborhood Code: 1M900I Latitude: 32.5787670877 Longitude: -97.1647811429 TAD Map: 2102-328 MAPSCO: TAR-123L





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

## **PROPERTY DATA**

# **Legal Description:** TWIN CREEKS ADDN (MANSFIELD) Block 10 Lot 5

#### Jurisdictions:

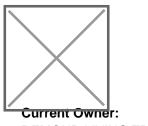
CITY OF MANSFIELD (017) TARRANT COUNTY (220) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) MANSFIELD ISD (908)

State Code: A Year Built: 2008 Personal Property Account: N/A Agent: None Protest Deadline Date: 5/15/2025 Site Number: 41141318 Site Name: TWIN CREEKS ADDN (MANSFIELD)-10-5 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size+++: 4,227 Percent Complete: 100% Land Sqft\*: 12,305 Land Acres\*: 0.2824 Pool: Y

#### +++ Rounded.

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

## **OWNER INFORMATION**



Tarrant Appraisal District Property Information | PDF

DEMOND LIVING TRUST Primary Owner Address:

1208 PLATTE DR MANSFIELD, TX 76063 Deed Date: 4/12/2023 Deed Volume: Deed Page: Instrument: D223061211

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DEMOND HENRY L;DEMOND LESLEY A	12/23/2008	D208470185	000000	0000000
BOYD BUILDERS INC	12/14/2007	D208000877	000000	0000000
CARDINAL ROAD 1 LP	1/1/2006	000000000000000000000000000000000000000	000000	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
2025	\$0	\$0	\$0	\$0
2024	\$565,621	\$85,000	\$650,621	\$650,621
2023	\$601,702	\$85,000	\$686,702	\$629,312
2022	\$537,216	\$55,000	\$592,216	\$572,102
2021	\$510,405	\$55,000	\$565,405	\$520,093
2020	\$399,630	\$55,000	\$454,630	\$454,630

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.