



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



Current Owner:
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	0000000	0000000
BOYD BUILDERS INC	12/14/2007	D208000877	0000000	0000000
CARDINAL ROAD 1 LP	1/1/2006	00000000000000	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 ⁺
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.