



Address: [1212 PLATTE DR](#)
City: MANSFIELD
Georeference: 44049F-10-7
Subdivision: TWIN CREEKS ADDN (MANSFIELD)
Neighborhood Code: 1M900I

Latitude: 32.5792028379
Longitude: -97.1650733796
TAD Map: 2102-332
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 7

Jurisdictions:

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

State Code: A

Year Built: 2007

Personal Property Account: N/A

Agent: TEXAS PROPERTY TAX REDUCTIONS LLC (00234)

Protest Deadline Date: 5/15/2025

Site Number: 41141334

Site Name: TWIN CREEKS ADDN (MANSFIELD)-10-7

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 4,330

Percent Complete: 100%

Land Sqft^{*}: 12,305

Land Acres^{*}: 0.2824

⁺⁺⁺ Rounded.

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

OWNER INFORMATION



Current Owner:

STRICKLIN MICHAEL
STRICKLIN CYNTHI

Primary Owner Address:

1212 PLATTE DR
MANSFIELD, TX 76063-6376

Deed Date: 11/15/2007

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D207415029](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BOYD BUILDERS INC	10/11/2006	D207173833	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	\$669,067	\$85,000	\$754,067	\$683,833
2023	\$580,775	\$85,000	\$665,775	\$621,666
2022	\$510,151	\$55,000	\$565,151	\$565,151
2021	\$470,000	\$55,000	\$525,000	\$523,964
2020	\$421,331	\$55,000	\$476,331	\$476,331

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.