



Address: [1310 DELAWARE DR](#)
City: MANSFIELD
Georeference: 44049F-11-2
Subdivision: TWIN CREEKS ADDN (MANSFIELD)
Neighborhood Code: 1M900I

Latitude: 32.5803556439
Longitude: -97.165591067
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 11 Lot 2

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: 41141474

Site Name: TWIN CREEKS ADDN (MANSFIELD)-11-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,677

Percent Complete: 100%

Land Sqft^{*}: 12,141

Land Acres^{*}: 0.2787

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:
GANDY LIVING TRUST
Primary Owner Address:
1310 DELAWARE DR
MANSFIELD, TX 76063

Deed Date: 4/18/2024
Deed Volume:
Deed Page:
Instrument: [D224066983](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GANDY JESSICA L;GANDY PHILLIP	5/10/2013	D209198368	0000000	0000000
GANDY JESSICA L;GANDY PHILLIP	6/30/2009	D209198368	0000000	0000000
AMERICAN BANK	4/7/2009	D209097392	0000000	0000000
STONERIDGE CUSTOM HOMES INC	12/11/2007	D207446924	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	\$533,120	\$85,000	\$618,120	\$591,510
2023	\$521,000	\$85,000	\$606,000	\$537,736
2022	\$483,580	\$55,000	\$538,580	\$488,851
2021	\$389,410	\$55,000	\$444,410	\$444,410
2020	\$389,410	\$55,000	\$444,410	\$444,410

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.