

Tarrant Appraisal District

Property Information | PDF

Account Number: 41141474

Address: 1310 DELAWARE DR

City: MANSFIELD

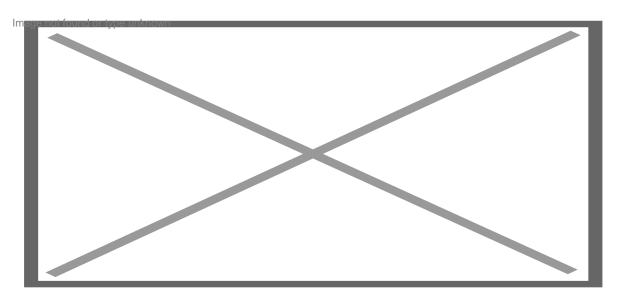
Georeference: 44049F-11-2

Subdivision: TWIN CREEKS ADDN (MANSFIELD)

Neighborhood Code: 1M9001

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.

OWNER INFORMATION

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



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.

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