



Address: [1308 DELAWARE DR](#)
City: MANSFIELD
Georeference: 44049F-11-3
Subdivision: TWIN CREEKS ADDN (MANSFIELD)
Neighborhood Code: 1M900I

Latitude: 32.5804748929
Longitude: -97.165335082
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 3

Jurisdictions:

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

State Code: A

Year Built: 2012

Personal Property Account: N/A

Agent: PEYCO SOUTHWEST REALTY INC (00506)**Pool:** Y

Protest Deadline Date: 5/15/2025

Site Number: 41141482

Site Name: TWIN CREEKS ADDN (MANSFIELD)-11-3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 4,112

Percent Complete: 100%

Land Sqft^{*}: 12,143

Land Acres^{*}: 0.2787

⁺⁺⁺ Rounded.

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

OWNER INFORMATION



Current Owner:

HOWARD DUSTIN
HOWARD CARLEE

Primary Owner Address:

1308 DELAWARE DR
MANSFIELD, TX 76063-6380

Deed Date: 7/6/2010

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D210173921](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BLOOMFIELD HOMES LP	5/26/2010	D210146895	0000000	0000000
ABUTONG GHASSAN	7/23/2009	D209206191	0000000	0000000
STOCK LOAN SERVICES LLC	4/7/2009	D209095818	0000000	0000000
STONERIDGE CUSTOM HOMES INC	2/18/2008	D208101155	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	\$570,000	\$85,000	\$655,000	\$655,000
2023	\$628,000	\$85,000	\$713,000	\$648,024
2022	\$537,111	\$55,000	\$592,111	\$589,113
2021	\$462,375	\$55,000	\$517,375	\$517,375
2020	\$417,000	\$55,000	\$472,000	\$472,000

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.