



Address: [1306 DELAWARE DR](#)
City: MANSFIELD
Georeference: 44049F-11-4
Subdivision: TWIN CREEKS ADDN (MANSFIELD)
Neighborhood Code: 1M900I

Latitude: 32.5805940857
Longitude: -97.1650790413
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 4

Jurisdictions:

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

State Code: A

Year Built: 2013

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 41141490

Site Name: TWIN CREEKS ADDN (MANSFIELD)-11-4

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,911

Percent Complete: 100%

Land Sqft^{*}: 12,145

Land Acres^{*}: 0.2788

Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION



Current Owner:

GREEN APRIL V
GREEN CURTIS L

Primary Owner Address:

1306 DELAWARE DR
MANSFIELD, TX 76063

Deed Date: 7/8/2019

Deed Volume:

Deed Page:

Instrument: [D219147540](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KEITH BRADLEY J;KEITH JENNIFER M	7/29/2016	D216174742		
CAROL DONNA;LOGEAS KEVIN A	5/27/2015	D215112567		
BOYD BUILDERS INC	7/6/2010	D210173921	0000000	0000000
BLOOMFIELD HOMES LP	5/26/2010	D210146895	0000000	0000000
ABUTOUG GHASSAN	7/23/2009	D209206191	0000000	0000000
STOCK LOAN SERVICES LLC	7/7/2009	D209181746	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	\$465,671	\$85,000	\$550,671	\$530,125
2023	\$465,881	\$85,000	\$550,881	\$481,932
2022	\$383,120	\$55,000	\$438,120	\$438,120
2021	\$363,540	\$55,000	\$418,540	\$408,667
2020	\$316,515	\$55,000	\$371,515	\$371,515

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)
- DISABLED VET 100 PCT 11.131 - T&P

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.