

Tarrant Appraisal District Property Information | PDF Account Number: 41141601

Address: 1208 DELAWARE DR

City: MANSFIELD Georeference: 44049F-11-14 Subdivision: TWIN CREEKS ADDN (MANSFIELD) Neighborhood Code: 1M900I Latitude: 32.5818467159 Longitude: -97.1623833606 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 14

Jurisdictions:

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

State Code: A

Year Built: 2017 Personal Property Account: N/A Agent: CHANDLER CROUCH (11730)

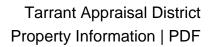
Protest Deadline Date: 5/15/2025

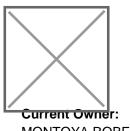
Site Number: 41141601 Site Name: TWIN CREEKS ADDN (MANSFIELD)-11-14 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size⁺⁺⁺: 2,459 Percent Complete: 100% Land Sqft^{*}: 12,187 Land Acres^{*}: 0.2797 Pool: N

+++ Rounded.

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

OWNER INFORMATION





MONTOYA ROBERT MONTOYA ROSIO

Primary Owner Address: 1208 DELAWARE DR MANSFIELD, TX 76063 Deed Date: 11/29/2017 Deed Volume: Deed Page: Instrument: D217276843

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BOYD BUILDERS INC	7/6/2010	D210173921	000000	0000000
BLOOMFIELD HOMES LP	5/28/2010	D210136814	000000	0000000
CARDINAL ROAD 1 LP	1/1/2006	000000000000000000000000000000000000000	000000	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	\$362,947	\$85,000	\$447,947	\$447,947
2023	\$416,541	\$85,000	\$501,541	\$437,241
2022	\$342,492	\$55,000	\$397,492	\$397,492
2021	\$324,534	\$55,000	\$379,534	\$371,210
2020	\$282,464	\$55,000	\$337,464	\$337,464

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.