



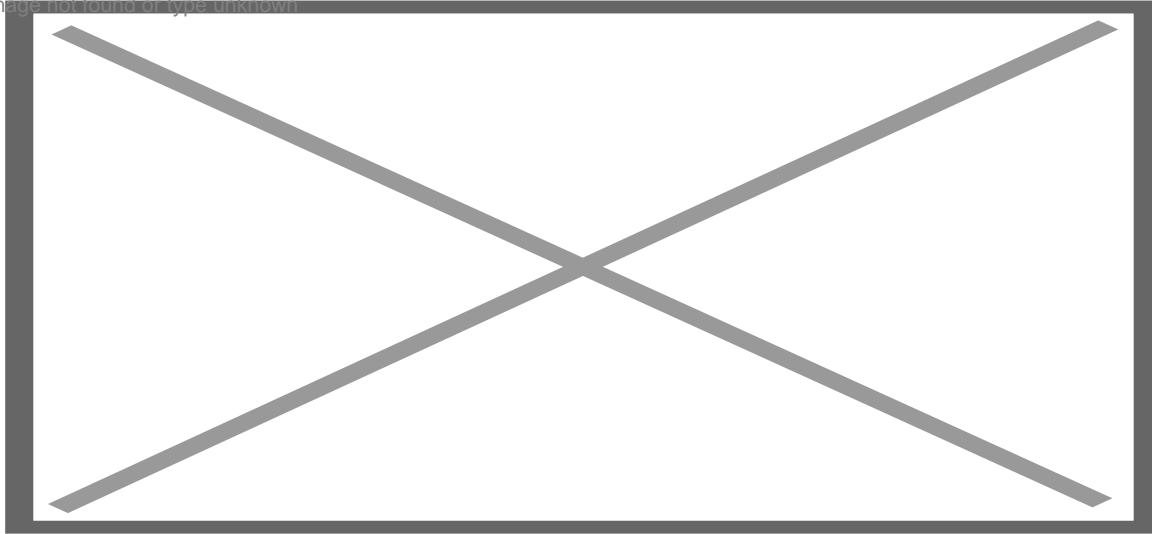
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**Address:** [5012 LAKE PARK DR](#)  
**City:** MANSFIELD  
**Georeference:** 23202U-1-17  
**Subdivision:** LAKE PARK  
**Neighborhood Code:** 1M600J

**Latitude:** 32.5555936826  
**Longitude:** -97.0559097608  
**TAD Map:** 2132-320  
**MAPSCO:** TAR-126Y



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This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** LAKE PARK Block 1 Lot 17

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2020

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 800052299

**Site Name:** LAKE PARK 1 17

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,284

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 12,350

**Land Acres<sup>\*</sup>:** 0.2835

**Pool:** N

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION



**Current Owner:**

MOLINA NICHOLAS

**Primary Owner Address:**

5012 LAKE PARK DR  
MANSFIELD, TX 76063

**Deed Date:** 3/4/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221061994](#)

## 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 <sup>+</sup>
2025	\$367,162	\$90,000	\$457,162	\$457,162
2024	\$367,162	\$90,000	\$457,162	\$457,162
2023	\$368,087	\$90,000	\$458,087	\$458,087
2022	\$329,223	\$90,000	\$419,223	\$419,223
2021	\$74,941	\$90,000	\$164,941	\$164,941
0	\$0	\$0	\$0	\$0

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.