



**Address:** [1009 FRANKLIN DR](#)  
**City:** MANSFIELD  
**Georeference:** 40861-1-3R  
**Subdivision:** SUNSET CROSSING  
**Neighborhood Code:** 1M090K

**Latitude:** 32.579655594  
**Longitude:** -97.0597377376  
**TAD Map:** 2132-336  
**MAPSCO:** TAR-126K



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

## PROPERTY DATA

**Legal Description:** SUNSET CROSSING Block 1 Lot 3R

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2022

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 800063572

**Site Name:** SUNSET CROSSING Block 1 Lot 3

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,857

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,926

**Land Acres<sup>\*</sup>:** 0.1820

**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:**

ROFAEIL NERMEEN  
ROBIL MICHAEL

**Deed Date:** 7/31/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224135414](#)

**Primary Owner Address:**

1009 FRANKLIN DR  
MANSFIELD, TX 76063

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WINDSOR HOMES CUMBERLAND LLC	11/22/2021	<a href="#">D221343200</a>		
SUNSET CROSSING SF LTD	11/15/2021	<a href="#">D221334177</a>		

## 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	\$0	\$0	\$0	\$0
2024	\$420,230	\$100,000	\$520,230	\$520,230
2023	\$350,000	\$100,000	\$450,000	\$450,000
2022	\$0	\$70,000	\$70,000	\$70,000
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.