



LOCATION

Address: [43 SPRING CREEK CIR](#)
City: GRAND PRAIRIE
Georeference: A 38-1M
Subdivision: ADAMS, CAROLINE M SURVEY
Neighborhood Code: 1M500Z

Latitude: 32.5786945589
Longitude: -97.0483236982
TAD Map: 2138-332
MAPSCO: TAR-126M



Google Map or type unknown

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

PROPERTY DATA

Legal Description: ADAMS, CAROLINE M SURVEY
Abstract 38 Tract 1M 1N 1P & 2A4 & A 338 TRS 3R
3S 3T & 1A6 LB# TEX0476947 TRINITY

Jurisdictions:

CITY OF GRAND PRAIRIE (038)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
MANSFIELD ISD (908)

State Code: A

Year Built: 1993

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 05249201

Site Name: ADAMS, CAROLINE M SURVEY-1M-20

Site Class: A2 - Residential - Mobile Home

Parcels: 1

Approximate Size⁺⁺⁺: 1,568

Percent Complete: 100%

Land Sqft^{*}: 44,953

Land Acres^{*}: 1.0320

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:

PERKINS ANDREW J
PERKINS TERESA

Primary Owner Address:

43 SPRING CREEK CIR
GRAND PRAIRIE, TX 75054-6716

Deed Date: 9/28/2012
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D212245057](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RODRIGUEZ JESUS;RODRIGUEZ SYLVIA	8/3/2006	D206252036	0000000	0000000
MCMANUS PATRICIA R	12/5/2001	000000000000000	0000000	0000000
MCMANUS PATRICIA;MCMANUS WILLIAM J	4/1/1993	00110200001984	0011020	0001984
NAPIER ALICE V;NAPIER DON H	3/7/1985	00081120000549	0008112	0000549
HILL JOHN	12/31/1900	000000000000000	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	\$24,279	\$145,220	\$169,499	\$112,818
2023	\$25,217	\$104,580	\$129,797	\$102,562
2022	\$26,158	\$67,080	\$93,238	\$93,238
2021	\$27,098	\$67,080	\$94,178	\$94,178
2020	\$32,340	\$67,080	\$99,420	\$95,682

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.