



LOCATION

Address: [1003 YUKON DR](#)

City: MANSFIELD

Georeference: 44049F-2-4

Subdivision: TWIN CREEKS ADDN (MANSFIELD)

Neighborhood Code: 1M900I

Latitude: 32.5791361902

Longitude: -97.1579402329

TAD Map: 2102-332

MAPSCO: TAR-123M



Google Map or type unknown

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

PROPERTY DATA

Legal Description: TWIN CREEKS ADDN
(MANSFIELD) Block 2 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: 2006

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 07783663

Site Name: TWIN CREEKS ADDN (MANSFIELD)-2-4

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,323

Percent Complete: 100%

Land Sqft^{*}: 13,131

Land Acres^{*}: 0.3014

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:

PATRICK BYRON L

Primary Owner Address:

1003 YUKON DR

MANSFIELD, TX 76063-6349

Deed Date: 7/31/2008

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D208303723](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GRP LOAN LLC	5/30/2008	D208207006	0000000	0000000
FIRST FRANKLIN FINCL CORP	6/5/2007	D207257646	0000000	0000000
BERRY TIFFANIE	11/14/2006	D207112015	0000000	0000000
TWINMARK HOMES CORP	6/9/2006	D206198517	0000000	0000000
HALL MARYLYN	9/22/2005	D206036995	0000000	0000000
DAVIS BEATRICE;DAVIS OLIVER	4/10/2003	00166020000167	0016602	0000167
CARDINAL ROAD 1 LP	1/1/2001	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	\$510,267	\$63,750	\$574,017	\$558,919
2023	\$510,590	\$63,750	\$574,340	\$508,108
2022	\$420,666	\$41,250	\$461,916	\$461,916
2021	\$399,446	\$41,250	\$440,696	\$428,569
2020	\$348,358	\$41,250	\$389,608	\$389,608

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.