



## LOCATION

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**Address:** [1002 CUMBERLAND TR](#)  
**City:** MANSFIELD  
**Georeference:** 44049F-2-15  
**Subdivision:** TWIN CREEKS ADDN (MANSFIELD)  
**Neighborhood Code:** 1M900I

**Latitude:** 32.5789273239  
**Longitude:** -97.1582487525  
**TAD Map:** 2102-328  
**MAPSCO:** TAR-123M



Google Map or type unknown

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

## PROPERTY DATA

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**Legal Description:** TWIN CREEKS ADDN  
(MANSFIELD) Block 2 Lot 15

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2004

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 07783795

**Site Name:** TWIN CREEKS ADDN (MANSFIELD)-2-15

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,251

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 12,396

**Land Acres<sup>\*</sup>:** 0.2845

**Pool:** Y

<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

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**Current Owner:**

FLORES JEREMIAS

**Primary Owner Address:**

1002 CUMBERLAND TRL  
MANSFIELD, TX 76063

**Deed Date:** 12/6/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221366481](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FLORES JENNIFER;FLORES JEREMIA	1/17/2013	<a href="#">D213020374</a>	0000000	0000000
BURSON RENE BELINDA;BURSON TODD	3/24/2007	000000000000000	0000000	0000000
BURSON RENE AMMERMAN;BURSON TODD	2/1/2007	<a href="#">D207040517</a>	0000000	0000000
BETHANY HOMES INC	12/8/2006	<a href="#">D206405701</a>	0000000	0000000
SMITH LEAH S	5/4/2004	<a href="#">D204153286</a>	0000000	0000000
BETHANY HOMES INC	4/5/2004	<a href="#">D204112430</a>	0000000	0000000
CARDINAL ROAD 1 LP	1/1/2001	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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$411,502	\$63,750	\$475,252	\$456,783
2023	\$411,799	\$63,750	\$475,549	\$415,257
2022	\$336,256	\$41,250	\$377,506	\$377,506
2021	\$320,832	\$41,250	\$362,082	\$357,354
2020	\$283,617	\$41,250	\$324,867	\$324,867

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.