



LOCATION

Address: [1310 DELAWARE DR](#)
City: MANSFIELD
Georeference: 44049F-11-2
Subdivision: TWIN CREEKS ADDN (MANSFIELD)
Neighborhood Code: 1M900I

Latitude: 32.5803556439
Longitude: -97.165591067
TAD Map: 2102-332
MAPSCO: TAR-123L



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 11 Lot 2

Jurisdictions:

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

State Code: A

Year Built: 2008

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 41141474

Site Name: TWIN CREEKS ADDN (MANSFIELD)-11-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,677

Percent Complete: 100%

Land Sqft^{*}: 12,141

Land Acres^{*}: 0.2787

Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

GANDY LIVING TRUST

Primary Owner Address:

1310 DELAWARE DR
MANSFIELD, TX 76063

Deed Date: 4/18/2024

Deed Volume:

Deed Page:

Instrument: [D224066983](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|-------------------------------|------------|----------------------------|-------------|-----------|
| GANDY JESSICA L;GANDY PHILLIP | 5/10/2013 | D209198368 | 0000000 | 0000000 |
| GANDY JESSICA L;GANDY PHILLIP | 6/30/2009 | D209198368 | 0000000 | 0000000 |
| AMERICAN BANK | 4/7/2009 | D209097392 | 0000000 | 0000000 |
| STONERIDGE CUSTOM HOMES INC | 12/11/2007 | D207446924 | 0000000 | 0000000 |
| CARDINAL ROAD 1 LP | 1/1/2006 | 0000000000000000 | 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 | \$533,120 | \$85,000 | \$618,120 | \$591,510 |
| 2023 | \$521,000 | \$85,000 | \$606,000 | \$537,736 |
| 2022 | \$483,580 | \$55,000 | \$538,580 | \$488,851 |
| 2021 | \$389,410 | \$55,000 | \$444,410 | \$444,410 |
| 2020 | \$389,410 | \$55,000 | \$444,410 | \$444,410 |

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.