



Address: [406 S WILLOW ST](#)
City: MANSFIELD
Georeference: 18340-17-8R
Subdivision: HILLCREST ADDITION - MANSFIELD
Neighborhood Code: 1M800F

Latitude: 32.5605383235
Longitude: -97.1275629093
TAD Map: 2114-324
MAPSCO: TAR-124U



Google Map or type unknown

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

PROPERTY DATA

Legal Description: HILLCREST ADDITION -
MANSFIELD Block 17 Lot 8R

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

State Code: A
Year Built: 1984
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$225,477
Protest Deadline Date: 5/24/2024

Site Number: 01284258
Site Name: HILLCREST ADDITION - MANSFIELD-17-8R
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,146
Percent Complete: 100%
Land Sqft^{*}: 9,045
Land Acres^{*}: 0.2076
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:
LEWIS ANDREW F
Primary Owner Address:
406 S WILLOW ST
MANSFIELD, TX 76063-2414

Deed Date: 12/30/1998
Deed Volume: 0013594
Deed Page: 0000492
Instrument: 00135940000492

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|----------------------|------------|----------------|-------------|-----------|
| CROCKER BESSIE LEE | 3/26/1984 | 00077790000061 | 0007779 | 0000061 |
| MANSFIELD IND SCHOOL | 12/31/1900 | 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 | \$185,477 | \$40,000 | \$225,477 | \$202,573 |
| 2024 | \$185,477 | \$40,000 | \$225,477 | \$184,157 |
| 2023 | \$187,010 | \$40,000 | \$227,010 | \$167,415 |
| 2022 | \$162,699 | \$20,000 | \$182,699 | \$152,195 |
| 2021 | \$148,163 | \$20,000 | \$168,163 | \$138,359 |
| 2020 | \$132,229 | \$20,000 | \$152,229 | \$125,781 |

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.