



Address: [304 W OAK ST](#)
City: MANSFIELD
Georeference: 24750-44-7
Subdivision: MANSFIELD, CITY OF
Neighborhood Code: 1M800L

Latitude: 32.5657732323
Longitude: -97.1444817411
TAD Map: 2108-324
MAPSCO: TAR-124S



Google Map or type unknown

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

PROPERTY DATA

Legal Description: MANSFIELD, CITY OF Block 44
Lot 7 & 6B

Jurisdictions:

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

State Code: A

Year Built: 1930

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 01627902

Site Name: MANSFIELD, CITY OF-44-7-20

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,732

Percent Complete: 100%

Land Sqft^{*}: 6,000

Land Acres^{*}: 0.1377

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:

SANCHEZ SERGIO
SANCHEZ ALEJANDRA

Primary Owner Address:

4404 NEW MEADOW DR
MANSFIELD, TX 76063

Deed Date: 6/27/2014

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D214135884](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NEJATI MAJID	6/3/2014	D214118525	0000000	0000000
BENAVIDES SANDRA LOU	10/10/2007	D208034757	0000000	0000000
BENAVIDES JOE R;BENAVIDES SANDRA	6/6/2002	00157700000204	0015770	0000204
KING CORDELL W	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	\$213,000	\$12,000	\$225,000	\$225,000
2024	\$213,000	\$12,000	\$225,000	\$225,000
2023	\$228,000	\$12,000	\$240,000	\$240,000
2022	\$188,000	\$12,000	\$200,000	\$200,000
2021	\$157,975	\$12,000	\$169,975	\$169,975
2020	\$142,120	\$12,000	\$154,120	\$154,120

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

There are no exemptions for this property

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.