



Address: [906 BRANCH CREEK DR](#)
City: MANSFIELD
Georeference: 38188H-3-3
Subdivision: SHANNON CREEK ADDITION
Neighborhood Code: 1M080D

Latitude: 32.5940275734
Longitude: -97.1328362232
TAD Map: 2108-336
MAPSCO: TAR-124B



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SHANNON CREEK ADDITION
Block 3 Lot 3

Jurisdictions:

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

State Code: A

Year Built: 1986

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 05929253

Site Name: SHANNON CREEK ADDITION-3-3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,628

Percent Complete: 100%

Land Sqft^{*}: 7,925

Land Acres^{*}: 0.1819

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:

RUSSELL DANIEL MATTHEW

Primary Owner Address:

906 BRANCH CREEK DR
MANSFIELD, TX 76063

Deed Date: 9/14/2022

Deed Volume:

Deed Page:

Instrument: [D222230629](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BALLWEG THOMAS H	2/22/2006	D206117966	0000000	0000000
BALLWEG DEBRA;BALLWEG THOMAS	6/6/1986	00085700001581	0008570	0001581
CASSOL PROPERTIES INC	2/26/1986	00084680000312	0008468	0000312
KENNY GIESSNER HOMES INC	11/11/1985	00083660002049	0008366	0002049
SHANNON CREEK JV	1/1/1985	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	\$249,941	\$55,000	\$304,941	\$304,941
2024	\$249,941	\$55,000	\$304,941	\$304,941
2023	\$249,015	\$55,000	\$304,015	\$304,015
2022	\$197,351	\$45,000	\$242,351	\$242,351
2021	\$175,633	\$45,000	\$220,633	\$220,633
2020	\$167,183	\$45,000	\$212,183	\$203,983

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.