



Address: [906 WILLOW CREEK DR](#)
City: MANSFIELD
Georeference: 38188H-4-12
Subdivision: SHANNON CREEK ADDITION
Neighborhood Code: 1M080D

Latitude: 32.5933114845
Longitude: -97.1324589418
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 4 Lot 12

Jurisdictions:

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

State Code: A

Year Built: 1987

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$384,336

Protest Deadline Date: 5/24/2024

Site Number: 05930618

Site Name: SHANNON CREEK ADDITION-4-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,846

Percent Complete: 100%

Land Sqft^{*}: 7,821

Land Acres^{*}: 0.1795

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:

HITE CRAIG

Primary Owner Address:

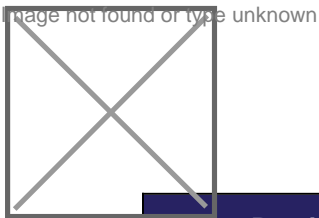
906 WILLOW CREEK DR
MANSFIELD, TX 76063-2858

Deed Date: 6/11/2017

Deed Volume:

Deed Page:

Instrument: [DC](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
HITE CRAIG;HITE MARLA J EST	4/7/1988	00092410000702	0009241	0000702
CASSOL PROPERTIES INC	1/16/1987	00088170000386	0008817	0000386
TAYLOR DAVID TR	1/15/1987	00088170000384	0008817	0000384
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	\$329,336	\$55,000	\$384,336	\$370,417
2024	\$329,336	\$55,000	\$384,336	\$336,743
2023	\$328,199	\$55,000	\$383,199	\$306,130
2022	\$256,156	\$45,000	\$301,156	\$278,300
2021	\$233,978	\$45,000	\$278,978	\$253,000
2020	\$185,000	\$45,000	\$230,000	\$230,000

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.