



**Address:** [3 SANDY CT](#)  
**City:** MANSFIELD  
**Georeference:** 32624-1-14  
**Subdivision:** PLEASANT ACRES (MANSFIELD)  
**Neighborhood Code:** 1M080B

**Latitude:** 32.5977521538  
**Longitude:** -97.1385309973  
**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:** PLEASANT ACRES  
(MANSFIELD) Block 1 Lot 14

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

**State Code:** A  
**Year Built:** 2007  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 06639283  
**Site Name:** PLEASANT ACRES (MANSFIELD)-1-14  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,769  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 14,200  
**Land Acres<sup>\*</sup>:** 0.3260  
**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**  
ROADY JOHN  
ROADY BRENDA  
**Primary Owner Address:**  
3 SANDY CT  
MANSFIELD, TX 76063

**Deed Date:** 10/7/2022  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D222245067](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CAIN V LEE	9/11/1997	0000000000000000	00000000	00000000
CAIN V LEE	1/1/1993	0000000000000000	00000000	00000000



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 <sup>+</sup>
2025	\$329,707	\$65,200	\$394,907	\$394,907
2024	\$329,707	\$65,200	\$394,907	\$394,907
2023	\$508,140	\$45,640	\$553,780	\$553,780
2022	\$195,780	\$21,190	\$216,970	\$216,970
2021	\$196,693	\$21,190	\$217,883	\$217,883
2020	\$197,606	\$21,190	\$218,796	\$218,796

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.