



**Address:** [3107 SCENIC GLEN DR](#)  
**City:** MANSFIELD  
**Georeference:** 36827-1-13  
**Subdivision:** RUSTIC MEADOW ADDITION  
**Neighborhood Code:** 1M080H

**Latitude:** 32.5696629752  
**Longitude:** -97.0897639655  
**TAD Map:** 2126-328  
**MAPSCO:** TAR-125Q



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** RUSTIC MEADOW ADDITION  
Block 1 Lot 13

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1999

**Personal Property Account:** N/A

**Agent:** PEYCO SOUTHWEST REALTY INC (00506)

**Protest Deadline Date:** 5/24/2024

**Site Number:** 07166354  
**Site Name:** RUSTIC MEADOW ADDITION-1-13  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,181  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,000  
**Land Acres<sup>\*</sup>:** 0.1377  
**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:**  
Koudy Othman

**Primary Owner Address:**  
3107 SCENIC GLEN DR  
MANSFIELD, TX 76063

**Deed Date:** 8/11/2023  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D223144697](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CALAWAY TODD S	3/12/1999	00137300000389	0013730	0000389
CHOICE HOMES TEXAS INC	12/15/1998	00135650000452	0013565	0000452
M R DEVELOPEMENT CORP	1/1/1998	00000000000000	0000000	0000000



## VALUES

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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	\$191,000	\$50,000	\$241,000	\$241,000
2024	\$215,835	\$50,000	\$265,835	\$265,835
2023	\$216,891	\$50,000	\$266,891	\$219,437
2022	\$180,235	\$40,000	\$220,235	\$199,488
2021	\$156,071	\$40,000	\$196,071	\$181,353
2020	\$124,866	\$40,000	\$164,866	\$164,866

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

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- 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.