



Address: [3002 SCENIC GLEN DR](#)
City: MANSFIELD
Georeference: 36827-2-2
Subdivision: RUSTIC MEADOW ADDITION
Neighborhood Code: 1M080H

Latitude: 32.5683903803
Longitude: -97.0913772519
TAD Map: 2120-328
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 2 Lot 2

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

State Code: A
Year Built: 1998
Personal Property Account: N/A
Agent: CHANDLER CROUCH (11730)
Notice Sent Date: 4/15/2025
Notice Value: \$265,000
Protest Deadline Date: 5/24/2024

Site Number: 07166427
Site Name: RUSTIC MEADOW ADDITION-2-2
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,368
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:
BETANCOURT IVAN
BETANCOURT KIMBERLY
Primary Owner Address:
3002 SCENIC GLEN DR
MANSFIELD, TX 76063

Deed Date: 1/9/2024
Deed Volume:
Deed Page:
Instrument: [D224005341](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MONTGOMERY STREET HOMES II LLC	9/20/2022	D222231827		
MONTGOMERY STREET HOMES LLC	3/10/2021	D221065485		
OLIVAS-RENTERIA FERNANDO;OLIVAS-RENTERIA LETICIA	2/5/2018	D218031740		
PRATT KIMBERLY;PRATT SHAWN	11/15/2013	D213301984	0000000	0000000
PRATT NANCY JAN	5/31/2008	D209154117	0000000	0000000
PRATT KIMBERLY;PRATT SHAWN	5/30/2008	D208211999	0000000	0000000
SMITH MELANIE R	6/16/2004	D204190641	0000000	0000000
MORTGAGE ELECTRONIC REG SYS	12/2/2003	D203460480	0000000	0000000
HANSON MARION JOYCE	6/20/2001	00149720000055	0014972	0000055
CHOICE HOMES INC	7/13/1998	00133140000375	0013314	0000375
M R DEVELOPMENT CORP	1/1/1998	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	\$215,000	\$50,000	\$265,000	\$265,000
2024	\$215,000	\$50,000	\$265,000	\$265,000
2023	\$234,203	\$50,000	\$284,203	\$284,203
2022	\$194,955	\$40,000	\$234,955	\$234,955
2021	\$168,487	\$40,000	\$208,487	\$208,487
2020	\$134,308	\$40,000	\$174,308	\$174,308

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.