



Address: [3113 RUSTIC MEADOW TR](#)
City: MANSFIELD
Georeference: 36827-2-17
Subdivision: RUSTIC MEADOW ADDITION
Neighborhood Code: 1M080H

Latitude: 32.5693146468
Longitude: -97.0888366534
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 2 Lot 17

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: None

Protest Deadline Date: 5/24/2024

Site Number: 07166583

Site Name: RUSTIC MEADOW ADDITION-2-17

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,833

Percent Complete: 100%

Land Sqft^{*}: 7,000

Land Acres^{*}: 0.1606

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:

TRINH LIANNA K

PHONG DANIEL

Primary Owner Address:

12477 POND CYPRESS LN

FRISCO, TX 75035

Deed Date: 4/4/2018

Deed Volume:

Deed Page:

Instrument: [D218074662](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BADGER WILLIAM T	6/19/2014	D214155279	0000000	0000000
BADGER WILLIAM	7/9/1999	00139350000076	0013935	0000076
CHOICE HOMES-TEXAS INC	4/6/1999	00137450000220	0013745	0000220
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	\$312,526	\$50,000	\$362,526	\$362,526
2024	\$312,526	\$50,000	\$362,526	\$362,526
2023	\$314,054	\$50,000	\$364,054	\$364,054
2022	\$259,731	\$40,000	\$299,731	\$299,731
2021	\$215,226	\$40,000	\$255,226	\$255,226
2020	\$177,660	\$40,000	\$217,660	\$217,660

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

There are no exemptions for this property

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.