



Address: [3111 RUSTIC MEADOW TR](#)
City: MANSFIELD
Georeference: 36827-2-18
Subdivision: RUSTIC MEADOW ADDITION
Neighborhood Code: 1M080H

Latitude: 32.5692277419
Longitude: -97.089014698
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 18

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: PEYCO SOUTHWEST REALTY INC (00506)

Protest Deadline Date: 5/24/2024

Site Number: 07166591

Site Name: RUSTIC MEADOW ADDITION-2-18

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,248

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:

KAUTZ HANS

Primary Owner Address:

PO BOX 150107
ARLINGTON, TX 76015-6107

Deed Date: 6/26/2014

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D214136348](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|----------------------------------|------------|----------------------------|-------------|-----------|
| NICHOLS DUSTIN | 10/11/2004 | D204322939 | 0000000 | 0000000 |
| RAMIREZ YVETTE | 7/19/2004 | D204243644 | 0000000 | 0000000 |
| RAMIREZ DANNY E;RAMIREZ YVETTE N | 11/12/1998 | 00135460000147 | 0013546 | 0000147 |
| M R DEVELOPEMENT CORP | 1/1/1998 | 000000000000000 | 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 | \$171,000 | \$50,000 | \$221,000 | \$221,000 |
| 2024 | \$198,000 | \$50,000 | \$248,000 | \$248,000 |
| 2023 | \$196,000 | \$50,000 | \$246,000 | \$246,000 |
| 2022 | \$170,000 | \$40,000 | \$210,000 | \$210,000 |
| 2021 | \$120,000 | \$40,000 | \$160,000 | \$160,000 |
| 2020 | \$120,000 | \$40,000 | \$160,000 | \$160,000 |

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

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.