



Address: [3109 RUSTIC MEADOW TR](#)
City: MANSFIELD
Georeference: 36827-2-19
Subdivision: RUSTIC MEADOW ADDITION
Neighborhood Code: 1M080H

Latitude: 32.5691465705
Longitude: -97.0891843749
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 19

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: CAMERON PROPERTY TAX (12191)

Protest Deadline Date: 5/24/2024

Site Number: 07166605

Site Name: RUSTIC MEADOW ADDITION-2-19

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,242

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:

TRAN SANG

Primary Owner Address:

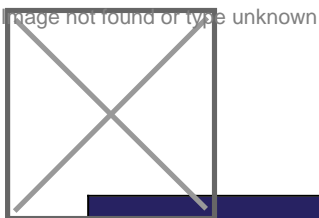
4925 WHITE LION LN
CARROLLTON, TX 75010

Deed Date: 8/31/2022

Deed Volume:

Deed Page:

Instrument: [D222217240](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
REFFETT CHARLES;REFFETT DIANA K	6/2/2008	D208213356	0000000	0000000
WELCH MITZI	11/18/2005	D205349142	0000000	0000000
FETHKENHER KELLI	4/14/1999	00137960000063	0013796	0000063
CHOICE HOMES INC	2/16/1999	00136620000629	0013662	0000629
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	\$195,287	\$50,000	\$245,287	\$245,287
2024	\$195,287	\$50,000	\$245,287	\$245,287
2023	\$220,000	\$50,000	\$270,000	\$270,000
2022	\$185,655	\$40,000	\$225,655	\$203,632
2021	\$160,619	\$40,000	\$200,619	\$185,120
2020	\$128,291	\$40,000	\$168,291	\$168,291

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.