



**Address:** [3103 RUSTIC MEADOW TR](#)  
**City:** MANSFIELD  
**Georeference:** 36827-2-22  
**Subdivision:** RUSTIC MEADOW ADDITION  
**Neighborhood Code:** 1M080H

**Latitude:** 32.5688989312  
**Longitude:** -97.0896929122  
**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 22

**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:** 07166648

**Site Name:** RUSTIC MEADOW ADDITION-2-22

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,232

**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:**

PLATINUM PLUS INVESTMENTS OF MANSFIELD LLC

**Primary Owner Address:**

901 GLENN ABBEY  
MANSFIELD, TX 76063

**Deed Date:** 3/29/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219064838](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BURT SUSAN BOWER	6/30/2009	<a href="#">D209177245</a>	0000000	0000000
HILL CHAD E;HILL SHARLA	8/10/2006	<a href="#">D206250739</a>	0000000	0000000
MCBRAYER ASHLEY;MCBRAYER MATTHEW	6/19/2003	00168410000460	0016841	0000460
GOSS HEATHER H	6/30/1999	00138990000068	0013899	0000068
CHOICE HOMES TEXAS INC	4/20/1999	00137710000231	0013771	0000231
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 <sup>+</sup>
2025	\$185,000	\$50,000	\$235,000	\$235,000
2024	\$208,000	\$50,000	\$258,000	\$258,000
2023	\$205,000	\$50,000	\$255,000	\$255,000
2022	\$172,000	\$40,000	\$212,000	\$212,000
2021	\$115,000	\$40,000	\$155,000	\$155,000
2020	\$115,000	\$40,000	\$155,000	\$155,000

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.