



**Address:** [3011 RUSTIC MEADOW TR](#)  
**City:** MANSFIELD  
**Georeference:** 36827-2-27  
**Subdivision:** RUSTIC MEADOW ADDITION  
**Neighborhood Code:** 1M080H

**Latitude:** 32.5684844004  
**Longitude:** -97.0905347657  
**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 27

**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:** OOWNWELL INC (12140)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$292,276

**Protest Deadline Date:** 5/24/2024

**Site Number:** 07166699

**Site Name:** RUSTIC MEADOW ADDITION-2-27

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,445

**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:**

OBEL WILLIAM

OBEL ALENA

**Primary Owner Address:**

3011 RUSTIC MEADOW TR  
MANSFIELD, TX 76063-5810

**Deed Date:** 3/28/2003

**Deed Volume:** 0016584

**Deed Page:** 0000284

**Instrument:** 00165840000284

| Previous Owners             | Date      | Instrument     | Deed Volume | Deed Page |
|-----------------------------|-----------|----------------|-------------|-----------|
| SEC OF HUD                  | 11/6/2002 | 00162030000049 | 0016203     | 0000049   |
| COUNTRYWIDE HOME LOANS INC  | 2/6/2001  | 00147250000459 | 0014725     | 0000459   |
| HARGER DONALD;HARGER SHERRY | 9/30/1999 | 00140470000561 | 0014047     | 0000561   |
| 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 | \$242,276          | \$50,000    | \$292,276    | \$288,138                    |
| 2024 | \$242,276          | \$50,000    | \$292,276    | \$261,944                    |
| 2023 | \$243,460          | \$50,000    | \$293,460    | \$238,131                    |
| 2022 | \$201,819          | \$40,000    | \$241,819    | \$216,483                    |
| 2021 | \$174,363          | \$40,000    | \$214,363    | \$196,803                    |
| 2020 | \$138,912          | \$40,000    | \$178,912    | \$178,912                    |

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.