



Address: [3104 RUSTIC MEADOW TR](#)
City: MANSFIELD
Georeference: 36827-3-12
Subdivision: RUSTIC MEADOW ADDITION
Neighborhood Code: 1M080H

Latitude: 32.5686199071
Longitude: -97.0892874918
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 3 Lot 12

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: None
Notice Sent Date: 4/15/2025
Notice Value: \$303,996
Protest Deadline Date: 5/24/2024

Site Number: 07166885
Site Name: RUSTIC MEADOW ADDITION-3-12
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,560
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:
MCCOY JOHN
MCCOY KRISTIN D
Primary Owner Address:
3104 RUSTIC MEADOW TR
MANSFIELD, TX 76063-5802

Deed Date: 5/18/1999
Deed Volume: 0013832
Deed Page: 0000425
Instrument: 00138320000425

Previous Owners	Date	Instrument	Deed Volume	Deed Page
M R DEVELOPMENT CORP	1/1/1998	0000000000000000	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	\$224,000	\$50,000	\$274,000	\$274,000
2024	\$253,996	\$50,000	\$303,996	\$272,221
2023	\$255,243	\$50,000	\$305,243	\$247,474
2022	\$197,000	\$40,000	\$237,000	\$224,976
2021	\$182,999	\$40,000	\$222,999	\$204,524
2020	\$145,931	\$40,000	\$185,931	\$185,931

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)
- DISABLED VET 30 to 49 PCT 11.22

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.