

Tarrant Appraisal District

Property Information | PDF

Account Number: 07166885

Address: 3104 RUSTIC MEADOW TR

City: MANSFIELD

Georeference: 36827-3-12

Subdivision: RUSTIC MEADOW ADDITION

Neighborhood Code: 1M080H

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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%

Latitude: 32.5686199071

TAD Map: 2126-328 **MAPSCO:** TAR-125Q

Longitude: -97.0892874918

Land Sqft*: 6,000 Land Acres*: 0.1377

Pool: N

+++ Rounded.

OWNER INFORMATION

Current Owner:

MCCOY JOHN
MCCOY KRISTIN D

Primary Owner Address:
3104 RUSTIC MEADOW TR

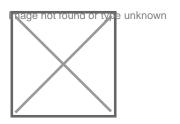
Deed Date: 5/18/1999
Deed Volume: 0013832
Deed Page: 0000425

MANSFIELD, TX 76063-5802 Instrument: 00138320000425

Previous Owners	Date	Instrument	Deed Volume	Deed Page
M R DEVELOPMENT CORP	1/1/1998	000000000000000	0000000	0000000

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^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



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.

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.

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⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.