



Address: [3200 RUSTIC MEADOW TR](#)
City: MANSFIELD
Georeference: 36827-6-12
Subdivision: RUSTIC MEADOW ADDITION
Neighborhood Code: 1M080H

Latitude: 32.5691216377
Longitude: -97.0882496106
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 6 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: 2000

Personal Property Account: N/A

Agent: OCONNOR & ASSOCIATES (00436)

Protest Deadline Date: 5/24/2024

Site Number: 07166966

Site Name: RUSTIC MEADOW ADDITION-6-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,602

Percent Complete: 100%

Land Sqft^{*}: 7,000

Land Acres^{*}: 0.1606

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:

KATBEH WISSAM

Primary Owner Address:

2919 BANDERA
GRAND PRAIRIE, TX 75054

Deed Date: 8/4/2017

Deed Volume:

Deed Page:

Instrument: [D217180728](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GWIN ROMAN	8/27/2014	D214198137		
GWIN LESLIE MOGUEL TR;GWIN ROMAN	9/15/2007	D207356091	0000000	0000000
GWIN LESLIE;GWIN ROMAN	10/23/2006	D206342391	0000000	0000000
GRANT ANNEMARIE;GRANT PATRICK	9/7/2000	00145190000119	0014519	0000119
CHOICE HOMES INC	6/20/2000	00143970000316	0014397	0000316
M R DEVELOPMENT CORP	1/1/1998	000000000000000	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	\$230,343	\$50,000	\$280,343	\$280,343
2024	\$242,024	\$50,000	\$292,024	\$292,024
2023	\$245,624	\$50,000	\$295,624	\$295,624
2022	\$203,523	\$40,000	\$243,523	\$243,523
2021	\$147,466	\$40,000	\$187,466	\$187,466
2020	\$147,466	\$40,000	\$187,466	\$187,466

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.