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Address: [3206 RUSTIC MEADOW TR](#)
City: MANSFIELD
Georeference: 36827-6-9
Subdivision: RUSTIC MEADOW ADDITION
Neighborhood Code: 1M080H

Latitude: 32.5693753299
Longitude: -97.0877332777
TAD Map: 2126-328
MAPSCO: TAR-125Q



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This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: RUSTIC MEADOW ADDITION
Block 6 Lot 9

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: TEXAS TAX PROTEST (05909)

Protest Deadline Date: 5/24/2024

Site Number: 07313829

Site Name: RUSTIC MEADOW ADDITION-6-9

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,312

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:

ABUKHALAF MAYSOON

ABUKHALAF SHERIF

Primary Owner Address:

3500 LEJOIE

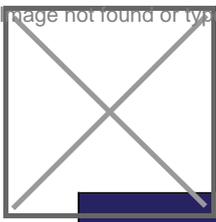
COLLEYVILLE, TX 76034

Deed Date: 8/19/2010

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D210208887](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
WILSON CHRISTOPHER D;WILSON MAY	12/26/2000	00146730000231	0014673	0000231
CHOICE HOMES INC	10/10/2000	00145630000183	0014563	0000183
M R DEVELOPMENT CORP	1/1/1999	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 ⁺
2025	\$202,000	\$50,000	\$252,000	\$252,000
2024	\$202,000	\$50,000	\$252,000	\$252,000
2023	\$200,000	\$50,000	\$250,000	\$250,000
2022	\$175,000	\$40,000	\$215,000	\$215,000
2021	\$131,000	\$40,000	\$171,000	\$171,000
2020	\$131,000	\$40,000	\$171,000	\$171,000

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.