



Address: [3204 RUSTIC MEADOW TR](#)
City: MANSFIELD
Georeference: 36827-6-10
Subdivision: RUSTIC MEADOW ADDITION
Neighborhood Code: 1M080H

Latitude: 32.5692929708
Longitude: -97.0878996764
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 10

Jurisdictions:
CITY OF MANSFIELD (017)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
MANSFIELD ISD (908)

State Code: A
Year Built: 2001
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 07313837
Site Name: RUSTIC MEADOW ADDITION-6-10
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,575
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:
TRAN LOAN T
Primary Owner Address:
28 TILLMAN CIR
SACRAMENTO, CA 95823

Deed Date: 1/26/2018
Deed Volume:
Deed Page:
Instrument: [D218019452](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WILKERSON BROOK;WILKERSON CATHLEEN	4/27/2001	00148580000198	0014858	0000198
CHOICE HOMES INC	2/6/2001	00147190000249	0014719	0000249
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	\$257,859	\$50,000	\$307,859	\$307,859
2024	\$257,859	\$50,000	\$307,859	\$307,859
2023	\$259,107	\$50,000	\$309,107	\$309,107
2022	\$214,612	\$40,000	\$254,612	\$254,612
2021	\$144,025	\$40,000	\$184,025	\$184,025
2020	\$144,025	\$40,000	\$184,025	\$184,025

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.