



**Address:** [3 ROCKLAND CT](#)  
**City:** MANSFIELD  
**Georeference:** 44986-6-3  
**Subdivision:** WALNUT HILLS ADDITION  
**Neighborhood Code:** 1M070A

**Latitude:** 32.5994941932  
**Longitude:** -97.1103106586  
**TAD Map:** 2120-336  
**MAPSCO:** TAR-125A



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** WALNUT HILLS ADDITION  
Block 6 Lot 3

**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

**Notice Sent Date:** 5/1/2025

**Notice Value:** \$512,053

**Protest Deadline Date:** 5/24/2024

**Site Number:** 07586612

**Site Name:** WALNUT HILLS ADDITION-6-3

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,917

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 15,800

**Land Acres<sup>\*</sup>:** 0.3627

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

GUEYE MAMOUDOU  
SOW ROUGUI

**Primary Owner Address:**

3 ROCKLAND CT  
MANSFIELD, TX 76063

**Deed Date:** 12/23/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216302332](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BRUTON AARON K;BRUTON TIFFINEY	8/17/2010	<a href="#">D210207335</a>	0000000	0000000
FEDERAL NATIONA MORTGAGE ASSOC	6/8/2010	<a href="#">D210155451</a>	0000000	0000000
J P MORGAN CHASE BANK NA	6/1/2010	<a href="#">D210133934</a>	0000000	0000000
HUGHES GEORGIA	11/2/2001	00152640000347	0015264	0000347
KARUFMAN & BROAD LONE STAR LP	4/16/2001	00148320000009	0014832	0000009
IFS WALNUT HILL INVESTORS LP	1/1/2000	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 <sup>+</sup>
2025	\$452,053	\$60,000	\$512,053	\$396,638
2024	\$452,053	\$60,000	\$512,053	\$360,580
2023	\$449,032	\$60,000	\$509,032	\$327,800
2022	\$248,000	\$50,000	\$298,000	\$298,000
2021	\$248,000	\$50,000	\$298,000	\$298,000
2020	\$230,000	\$50,000	\$280,000	\$280,000

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

- HOMESTEAD GENERAL 11.13(b)

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.