



**Address:** [3305 OAK RUN LN](#)  
**City:** MANSFIELD  
**Georeference:** 30694-1-3  
**Subdivision:** OAK RUN ESTATES ADDITION  
**Neighborhood Code:** 1M010G

**Latitude:** 32.6135408868  
**Longitude:** -97.1476965362  
**TAD Map:** 2108-344  
**MAPSCO:** TAR-110S



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** OAK RUN ESTATES ADDITION  
Block 1 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:** 4/15/2025

**Notice Value:** \$549,290

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

**Site Number:** 07591594

**Site Name:** OAK RUN ESTATES ADDITION-1-3

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,884

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 21,344

**Land Acres<sup>\*</sup>:** 0.4899

**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:**

THOMPSON TREY AUSTIN  
MCCARTY THOMPSON KATILYN

**Primary Owner Address:**

3305 OAK RUN LN  
MANSFIELD, TX 76063

**Deed Date:** 12/18/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224226969](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FRITCHMAN-PALMER ERRON B;FRITCHMAN-PALMER SUZANNAH K	6/22/2021	<a href="#">D221181156</a>		
CHINN DAVID;CHINN SHAWN	4/12/2002	00156120000154	0015612	0000154
CANDLEWICK HOMES INC	9/26/2001	00151630000023	0015163	0000023
MICHLER DEVELOPMENT CORP	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	\$377,790	\$171,500	\$549,290	\$549,290
2024	\$377,790	\$171,500	\$549,290	\$472,655
2023	\$342,819	\$171,500	\$514,319	\$429,686
2022	\$243,624	\$147,000	\$390,624	\$390,624
2021	\$325,847	\$55,000	\$380,847	\$332,922
2020	\$247,656	\$55,000	\$302,656	\$302,656

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.