



Address: [3314 OAK RUN LN](#)
City: MANSFIELD
Georeference: 30694-2-8
Subdivision: OAK RUN ESTATES ADDITION
Neighborhood Code: 1M010G

Latitude: 32.6147305977
Longitude: -97.1470437971
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 2 Lot 8

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

State Code: A
Year Built: 2002
Personal Property Account: N/A
Agent: UPTG (00670)
Notice Sent Date: 4/15/2025
Notice Value: \$624,239
Protest Deadline Date: 5/24/2024

Site Number: 07591888
Site Name: OAK RUN ESTATES ADDITION-2-8
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,342
Percent Complete: 100%
Land Sqft^{*}: 22,651
Land Acres^{*}: 0.5199
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:
BAEVA TATIANA I
Primary Owner Address:
3314 OAK RUN LN
MANSFIELD, TX 76063

Deed Date: 9/27/2021
Deed Volume:
Deed Page:
Instrument: 324-701857-21

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CLARK JONATHAN;CLARK TATIANA B	3/26/2008	D208128910	0000000	0000000
FIRST HORIZON HOME LOAN CORP	1/2/2007	D207009254	0000000	0000000
MAYTAN SAMUEL IAN	7/10/2006	D206207303	0000000	0000000
REAVES CADE;REAVES M MCCAIN	5/11/2005	D205202029	0000000	0000000
BOARDWALK INVESTMENTS LP	5/11/2005	D205145310	0000000	0000000
SOUTHWEST SECURITIES BANK	5/3/2005	D205124064	0000000	0000000
CANDLEWICK HOMES INC	4/22/2002	00156340000123	0015634	0000123
MICHLEE 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 ⁺
2025	\$448,239	\$176,000	\$624,239	\$559,020
2024	\$448,239	\$176,000	\$624,239	\$508,200
2023	\$406,701	\$176,000	\$582,701	\$462,000
2022	\$269,000	\$151,000	\$420,000	\$420,000
2021	\$353,467	\$55,000	\$408,467	\$394,149
2020	\$303,317	\$55,000	\$358,317	\$358,317

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.