



Address: [3 OAK RUN CT](#)
City: MANSFIELD
Georeference: 30694-3-9
Subdivision: OAK RUN ESTATES ADDITION
Neighborhood Code: 1M010G

Latitude: 32.6118583013
Longitude: -97.1478083646
TAD Map: 2108-340
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 3 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: 2001
Personal Property Account: N/A
Agent: TEXAS TAX PROTEST (05909)
Protest Deadline Date: 5/24/2024

Site Number: 07591918
Site Name: OAK RUN ESTATES ADDITION-3-9
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,933
Percent Complete: 100%
Land Sqft^{*}: 16,552
Land Acres^{*}: 0.3799
Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
IA BROTHERS LLC
Primary Owner Address:
1506 W PIONEER PKWY 111
ARLINGTON, TX 76013

Deed Date: 12/15/2021
Deed Volume:
Deed Page:
Instrument: [D225025466](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ABDULRAZEQ ABDELNASER	10/5/2001	00151910000288	0015191	0000288
CANDLEWICK HOMES INC	3/15/2001	00147820000228	0014782	0000228
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 ⁺
2025	\$418,000	\$133,000	\$551,000	\$551,000
2024	\$418,000	\$133,000	\$551,000	\$551,000
2023	\$386,000	\$133,000	\$519,000	\$519,000
2022	\$293,699	\$114,000	\$407,699	\$407,699
2021	\$415,888	\$55,000	\$470,888	\$388,188
2020	\$297,898	\$55,000	\$352,898	\$352,898

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.