



Address: [311 ROCK MEADOW TR](#)
City: MANSFIELD
Georeference: 47163G-1-1
Subdivision: WILLOWSTONE ESTATES-MANSFIELD
Neighborhood Code: 1M020L

Latitude: 32.6112968408
Longitude: -97.1353952144
TAD Map: 2108-340
MAPSCO: TAR-110T



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WILLOWSTONE ESTATES-MANSFIELD Block 1 Lot 1

Jurisdictions:

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

State Code: A

Year Built: 2006

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$413,509

Protest Deadline Date: 5/24/2024

Site Number: 07805306

Site Name: WILLOWSTONE ESTATES-MANSFIELD-1-1

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,799

Percent Complete: 100%

Land Sqft^{*}: 8,628

Land Acres^{*}: 0.1980

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:

SMITH DARIUS MONTREL DOUGLAS

Primary Owner Address:

311 ROCK MEADOW TRL
MANSFIELD, TX 76063

Deed Date: 10/25/2024

Deed Volume:

Deed Page:

Instrument: [D224192008](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PRASHAR ANKUR	12/30/2020	D221005159		
WELCH SHEILA	1/15/2010	D210014904	0000000	0000000
AIKEN & RIBITZKI INV LLC	11/18/2009	D209311664	0000000	0000000
BANK OF AMERICA NATIONAL ASSOC	8/4/2009	D209211411	0000000	0000000
CHAMPLIN JENNIFER;CHAMPLIN TRACY	6/3/2009	D209199306	0000000	0000000
BANK OF AMERICA NA	6/2/2009	D209154704	0000000	0000000
CHAMPLIN JENNIFER;CHAMPLIN TRACY	11/28/2006	D206379026	0000000	0000000
LENNAR HOMES OF TEXAS INC	1/1/2001	000000000000000	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	\$348,509	\$65,000	\$413,509	\$413,509
2024	\$348,509	\$65,000	\$413,509	\$413,509
2023	\$368,126	\$65,000	\$433,126	\$433,126
2022	\$288,615	\$55,000	\$343,615	\$343,615
2021	\$262,758	\$55,000	\$317,758	\$317,758
2020	\$236,648	\$55,000	\$291,648	\$263,538

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.