



Address: [5 BLUE MEADOW CT](#)
City: MANSFIELD
Georeference: 47163G-1-15
Subdivision: WILLOWSTONE ESTATES-MANSFIELD
Neighborhood Code: 1M020L

Latitude: 32.6112784787
Longitude: -97.13719475
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 15

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: None

Notice Sent Date: 5/1/2025

Notice Value: \$439,397

Protest Deadline Date: 5/24/2024

Site Number: 07805462

Site Name: WILLOWSTONE ESTATES-MANSFIELD-1-15

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,835

Percent Complete: 100%

Land Sqft^{*}: 17,514

Land Acres^{*}: 0.4020

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:

CEPE JOSEPH
CEPE MARY

Primary Owner Address:

5 BLUE MEADOW CT
MANSFIELD, TX 76063-4851

Deed Date: 1/24/2012

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D212031417](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GATSBY VI LLC	1/19/2012	D212027709	0000000	0000000
BANK OF AMERICA NA	9/6/2011	D211221210	0000000	0000000
HERRERA MELISSA	12/29/2006	D208220440	0000000	0000000
JPMORGAN CHASE BANK	10/5/2006	D206324430	0000000	0000000
ROWE EILEEN;ROWE MARK ROWE	9/27/2002	00160110000172	0016011	0000172
LENAR HOMES OF TEXAS INC	9/26/2002	00160110000171	0016011	0000171
LENNAR HOMES OF TEXAS	1/1/2001	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	\$374,397	\$65,000	\$439,397	\$439,397
2024	\$374,397	\$65,000	\$439,397	\$401,687
2023	\$393,883	\$65,000	\$458,883	\$365,170
2022	\$285,020	\$55,000	\$340,020	\$304,700
2021	\$222,000	\$55,000	\$277,000	\$277,000
2020	\$222,000	\$55,000	\$277,000	\$277,000

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.