



**Address:** [3106 POPLAR HILL TR](#)  
**City:** MANSFIELD  
**Georeference:** 47163G-3-5  
**Subdivision:** WILLOWSTONE ESTATES-MANSFIELD  
**Neighborhood Code:** 1M020L

**Latitude:** 32.6101154902  
**Longitude:** -97.1353231466  
**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 3 Lot 5

**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:** 4/15/2025

**Notice Value:** \$452,105

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

**Site Number:** 07806426

**Site Name:** WILLOWSTONE ESTATES-MANSFIELD-3-5

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,257

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,501

**Land Acres<sup>\*</sup>:** 0.1721

**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:**

YOUNGBLOOD RUSSELL  
YOUNGBLOOD TIFFANY

**Primary Owner Address:**

3106 POPLAR HILL TRL  
MANSFIELD, TX 76063

**Deed Date:** 4/30/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221122731](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ROSALES RAUL E	3/7/2016	<a href="#">D216070319</a>		
ROSALES RAUL E; ROSALES VALERIA A	3/28/2012	<a href="#">D212097694</a>	0000000	0000000
CANNON WEI ZHANG	2/5/2009	<a href="#">D209034270</a>	0000000	0000000
CANNON ELY CANNON; CANNON WEI	7/20/2006	<a href="#">D206256207</a>	0000000	0000000
ZHANG SUJING ZHANG; ZHANG XIAOFENG	11/15/2002	00161690000319	0016169	0000319
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 <sup>+</sup>
2025	\$387,105	\$65,000	\$452,105	\$441,920
2024	\$387,105	\$65,000	\$452,105	\$401,745
2023	\$395,000	\$65,000	\$460,000	\$365,223
2022	\$277,021	\$55,000	\$332,021	\$332,021
2021	\$239,572	\$55,000	\$294,572	\$294,572
2020	\$239,572	\$55,000	\$294,572	\$294,572

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.