



Address: [306 MISTY MESA TR](#)
City: MANSFIELD
Georeference: 47163G-4-1
Subdivision: WILLOWSTONE ESTATES-MANSFIELD
Neighborhood Code: 1M020L

Latitude: 32.6085138391
Longitude: -97.1352832453
TAD Map: 2108-340
MAPSCO: TAR-110X



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 4 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: 2003

Personal Property Account: N/A

Agent: RESOLUTE PROPERTY TAX SOLUTION (00088)

Protest Deadline Date: 5/24/2024

Site Number: 07806841

Site Name: WILLOWSTONE ESTATES-MANSFIELD-4-1

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,182

Percent Complete: 100%

Land Sqft^{*}: 8,600

Land Acres^{*}: 0.1974

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

AMMOUN LLC

Primary Owner Address:

PO BOX 2009344
ARLINGTON, TX 76006

Deed Date: 12/28/2017

Deed Volume:

Deed Page:

Instrument: [D217298370](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SHAHIN MOHD	12/14/2016	D216294141		
CUNNINGHAM ERICA;CUNNINGHAM ROBERT	10/17/2003	D203404174	0000000	0000000
LENAR HOMES OF TEXAS INC	10/17/2003	D203404171	0000000	0000000
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	\$359,000	\$65,000	\$424,000	\$424,000
2024	\$359,000	\$65,000	\$424,000	\$424,000
2023	\$402,715	\$65,000	\$467,715	\$467,715
2022	\$295,000	\$55,000	\$350,000	\$350,000
2021	\$226,158	\$55,000	\$281,158	\$281,158
2020	\$226,158	\$55,000	\$281,158	\$281,158

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.