



**Address:** [104 MISTY MESA TR](#)  
**City:** MANSFIELD  
**Georeference:** 47163G-4-16  
**Subdivision:** WILLOWSTONE ESTATES-MANSFIELD  
**Neighborhood Code:** 1M020L

**Latitude:** 32.6079537205  
**Longitude:** -97.1386514213  
**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 16

**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:** TEXAS TAX PROTEST (05909)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$560,417

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

**Site Number:** 07807015  
**Site Name:** WILLOWSTONE ESTATES-MANSFIELD-4-16  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 4,293  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 8,882  
**Land Acres<sup>\*</sup>:** 0.2039  
**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:**

FERIM CRYSTABELLE M.

**Primary Owner Address:**

104 MISTY MESA TRL  
MANSFIELD, TX 76063

**Deed Date:** 1/30/2025  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D225017413](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MASHRIQI HAMID MUBARAK;MASHRIQI MUBARAK M;MASHRIQI RAHIMA	1/22/2018	<a href="#">D218014420</a>		
MASHRIQI MUBARAK M	6/7/2012	<a href="#">D212142669</a>	0000000	0000000
BELL GLEN	1/22/2004	<a href="#">D204027041</a>	0000000	0000000
MTH-HOMES TEXAS LP	11/27/2002	00162060000108	0016206	0000108
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	\$495,417	\$65,000	\$560,417	\$549,227
2024	\$495,417	\$65,000	\$560,417	\$499,297
2023	\$457,503	\$65,000	\$522,503	\$453,906
2022	\$373,937	\$55,000	\$428,937	\$412,642
2021	\$370,990	\$55,000	\$425,990	\$375,129
2020	\$333,089	\$55,000	\$388,089	\$341,026

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.