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**Address:** [91 FOREST MILL TR](#)  
**City:** MANSFIELD  
**Georeference:** 47163G-5-8  
**Subdivision:** WILLOWSTONE ESTATES-MANSFIELD  
**Neighborhood Code:** 1M020L

**Latitude:** 32.6081795809  
**Longitude:** -97.1405065364  
**TAD Map:** 2108-340  
**MAPSCO:** TAR-110W



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

## PROPERTY DATA

**Legal Description:** WILLOWSTONE ESTATES-MANSFIELD Block 5 Lot 8

**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:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 07807198

**Site Name:** WILLOWSTONE ESTATES-MANSFIELD-5-8

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,184

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,167

**Land Acres<sup>\*</sup>:** 0.2104

**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:**

MORENO ALBERT

MORENA JOANN

**Primary Owner Address:**

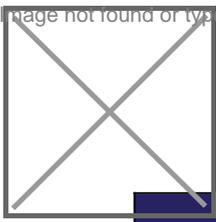
91 FOREST MILL TR  
MANSFIELD, TX 76063-4809

**Deed Date:** 11/10/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217262928](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
YANEZ DAPHNE RAQUEL	2/20/2009	<a href="#">D209052430</a>	0000000	0000000
PIANTINI SARA & JOSE PIANTINI	12/5/2003	<a href="#">D203454177</a>	0000000	0000000
MTH-HOMES TEXAS LP	5/30/2003	<a href="#">D203332633</a>	0017164	0000133
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	\$386,198	\$65,000	\$451,198	\$451,198
2024	\$386,198	\$65,000	\$451,198	\$451,198
2023	\$407,842	\$65,000	\$472,842	\$412,831
2022	\$320,301	\$55,000	\$375,301	\$375,301
2021	\$291,853	\$55,000	\$346,853	\$346,853
2020	\$263,119	\$55,000	\$318,119	\$318,119

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.