



Address: [96 FOREST MILL TR](#)
City: MANSFIELD
Georeference: 47163G-6-19
Subdivision: WILLOWSTONE ESTATES-MANSFIELD
Neighborhood Code: 1M020L

Latitude: 32.6073311237
Longitude: -97.1400026415
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 6 Lot 19

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
Notice Sent Date: 4/15/2025
Notice Value: \$503,750
Protest Deadline Date: 5/24/2024

Site Number: 07807554
Site Name: WILLOWSTONE ESTATES-MANSFIELD-6-19
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,931
Percent Complete: 100%
Land Sqft^{*}: 9,012
Land Acres^{*}: 0.2068
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:
BALAM ANDREW T
BALAM ALICIA RENEE
Primary Owner Address:
96 FOREST MILL TRL
MANSFIELD, TX 76063

Deed Date: 8/19/2019
Deed Volume:
Deed Page:
Instrument: [D219186780](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WILLIAMS JEANNIE	5/29/2004	D204175717	0000000	0000000
LEGACY/MONTEREY HOMES LP	5/28/2004	D204175716	0000000	0000000
MTH-HOMES TEXAS LP	8/8/2002	00158900000509	0015890	0000509
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	\$438,750	\$65,000	\$503,750	\$503,750
2024	\$438,750	\$65,000	\$503,750	\$477,082
2023	\$427,509	\$65,000	\$492,509	\$433,711
2022	\$339,283	\$55,000	\$394,283	\$394,283
2021	\$308,910	\$55,000	\$363,910	\$363,910
2020	\$308,910	\$55,000	\$363,910	\$363,910

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.