



Address: [1309 ROSEBROOK DR](#)
City: MANSFIELD
Georeference: 41313-8-4
Subdivision: TANGLEWOOD ADDITION-MANSFIELD
Neighborhood Code: 1M010C

Latitude: 32.6085797892
Longitude: -97.1441191422
TAD Map: 2108-340
MAPSCO: TAR-110W



Google Map or type unknown

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

PROPERTY DATA

Legal Description: TANGLEWOOD ADDITION-MANSFIELD Block 8 Lot 4

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: 5/1/2025

Notice Value: \$428,601

Protest Deadline Date: 5/24/2024

Site Number: 40020118

Site Name: TANGLEWOOD ADDITION-MANSFIELD-8-4

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,931

Percent Complete: 100%

Land Sqft^{*}: 8,520

Land Acres^{*}: 0.1955

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:

UY GILBERT PHI

UY ANNA

Primary Owner Address:

1309 ROSEBROOK DR
MANSFIELD, TX 76063

Deed Date: 12/7/2017

Deed Volume:

Deed Page:

Instrument: [D217284023](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BEDISON JON;BEDISON MELINDA	12/4/2002	00162020000196	0016202	0000196
LENAR HOMES OF TEXAS INC	12/3/2002	00162020000197	0016202	0000197
LENNAR HOMES OF TEXAS INC	1/1/2002	000000000000000	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	\$360,141	\$68,460	\$428,601	\$428,601
2024	\$360,141	\$68,460	\$428,601	\$417,280
2023	\$391,233	\$68,460	\$459,693	\$379,345
2022	\$286,179	\$58,680	\$344,859	\$344,859
2021	\$267,168	\$55,000	\$322,168	\$321,021
2020	\$236,837	\$55,000	\$291,837	\$291,837

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.