



**Address:** [1307 ROSEBROOK DR](#)  
**City:** MANSFIELD  
**Georeference:** 41313-8-5  
**Subdivision:** TANGLEWOOD ADDITION-MANSFIELD  
**Neighborhood Code:** 1M010C

**Latitude:** 32.6086520897  
**Longitude:** -97.1443262906  
**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 5

**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:** 4/15/2025  
**Notice Value:** \$461,021  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 40020126  
**Site Name:** TANGLEWOOD ADDITION-MANSFIELD-8-5  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 3,253  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 8,400  
**Land Acres<sup>\*</sup>:** 0.1928  
**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:**  
NGUYEN QUANG  
NGUYEN THU  
**Primary Owner Address:**  
1307 ROSEBROOK DR  
MANSFIELD, TX 76063

**Deed Date:** 5/17/2019  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D219107102](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SHAFFER LYNN F;SHAFFER MARK R	8/15/2014	<a href="#">D214180663</a>		
WINGERTER NANCY;WINGERTER ROBERT J	1/24/2003	00163540000254	0016354	0000254
LENNAR HOMES OF TEXAS INC	1/23/2002	00163540000253	0016354	0000253
LENNAR HOMES OF TEXAS INC	1/1/2002	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	\$393,541	\$67,480	\$461,021	\$461,021
2024	\$393,541	\$67,480	\$461,021	\$432,575
2023	\$427,578	\$67,480	\$495,058	\$393,250
2022	\$312,556	\$57,840	\$370,396	\$357,500
2021	\$270,000	\$55,000	\$325,000	\$325,000
2020	\$270,000	\$55,000	\$325,000	\$325,000

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.