

Tarrant Appraisal District Property Information | PDF Account Number: 40320731

Address: 3304 ABBEY RD

City: MANSFIELD Georeference: 40626G-1-13 Subdivision: STRAWBERRY FIELDS - MANSFIELD Neighborhood Code: 1M080I Latitude: 32.582190744 Longitude: -97.0873624794 TAD Map: 2126-332 MAPSCO: TAR-125L



GoogletMapd or type unknown

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

PROPERTY DATA

Legal Description: STRAWBERRY FIELDS -MANSFIELD Block 1 Lot 13 Jurisdictions: CITY OF MANSFIELD (017) TARRANT COUNTY (220) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) MANSFIELD ISD (908) State Code: A Year Built: 2005 Personal Property Account: N/A Agent: None Protest Deadline Date: 5/24/2024

Site Number: 40320731 Site Name: STRAWBERRY FIELDS - MANSFIELD-1-13 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size⁺⁺⁺: 3,014 Percent Complete: 100% Land Sqft^{*}: 12,184 Land Acres^{*}: 0.2797 Pool: N

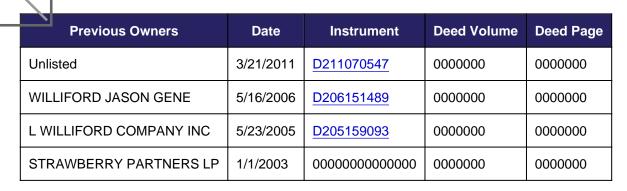
+++ Rounded.

* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner: RUSSELL TALTON S RUSSELL MIKA

Primary Owner Address: 3304 ABBEY RD MANSFIELD, TX 76063 Deed Date: 6/1/2021 Deed Volume: Deed Page: Instrument: D221166331



VALUES

ge not round or type unknown

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 | \$417,345 | \$150,000 | \$567,345 | \$567,345 |
| 2024 | \$417,345 | \$150,000 | \$567,345 | \$567,345 |
| 2023 | \$723,841 | \$150,000 | \$873,841 | \$675,578 |
| 2022 | \$464,162 | \$150,000 | \$614,162 | \$614,162 |
| 2021 | \$305,301 | \$150,000 | \$455,301 | \$455,301 |
| 2020 | \$305,301 | \$150,000 | \$455,301 | \$455,301 |

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.