



Address: [3407 W HUNTER BEND CT](#)
City: MANSFIELD
Georeference: 20782F-3-9
Subdivision: HUNTER OAKS ESTATES
Neighborhood Code: 1M010E

Latitude: 32.6147879264
Longitude: -97.1510346894
TAD Map: 2102-344
MAPSCO: TAR-109V



Google Map or type unknown

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

PROPERTY DATA

Legal Description: HUNTER OAKS ESTATES Block
3 Lot 9

Jurisdictions:

- CITY OF MANSFIELD (017)
- TARRANT COUNTY (220)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- MANSFIELD ISD (908)

State Code: A

Year Built: 2008

Personal Property Account: N/A

Agent: THE RAY TAX GROUP LLC (01008)

Protest Deadline Date: 5/24/2024

Site Number: 40550494
Site Name: HUNTER OAKS ESTATES-3-9
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,320
Percent Complete: 100%
Land Sqft^{*}: 12,465
Land Acres^{*}: 0.2861
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:

SHARP KENT
SHARP LEANNA

Primary Owner Address:

3407 W HUNTER BEND CT
MANSFIELD, TX 76063-8816

Deed Date: 12/28/2007
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D208014418](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NATHAN A WATSON CO	2/25/2005	D205065403	0000000	0000000
LAURALEE DEVELOPMENT CO INC	1/1/2004	0000000000000000	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	\$318,294	\$100,000	\$418,294	\$418,294
2024	\$407,577	\$100,000	\$507,577	\$507,577
2023	\$437,458	\$100,000	\$537,458	\$469,938
2022	\$327,216	\$100,000	\$427,216	\$427,216
2021	\$336,000	\$100,000	\$436,000	\$436,000
2020	\$300,770	\$100,000	\$400,770	\$400,770

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.