

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 40550494

Address: 3407 W HUNTER BEND CT

City: MANSFIELD

Georeference: 20782F-3-9

**Subdivision: HUNTER OAKS ESTATES** 

Neighborhood Code: 1M010E

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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

Latitude: 32.6147879264

**TAD Map:** 2102-344 **MAPSCO:** TAR-109V

Longitude: -97.1510346894

**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.

## **OWNER INFORMATION**

**Current Owner:** 

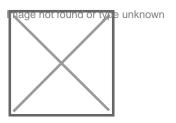
SHARP KENT
SHARP LEANNA
Deed Date: 12/28/2007

Primary Owner Address:
3407 W HUNTER BEND CT
MANSFIELD, TX 76063-8816
Deed Date: 12/28/2007
Deed Volume: 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	00000000000000	0000000	0000000

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



**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.

## **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.

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.