



**Address:** [3413 W HUNTER BEND CT](#)  
**City:** MANSFIELD  
**Georeference:** 20782F-3-12  
**Subdivision:** HUNTER OAKS ESTATES  
**Neighborhood Code:** 1M010E

**Latitude:** 32.6155310934  
**Longitude:** -97.151034359  
**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 12

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2005

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$515,944

**Protest Deadline Date:** 5/24/2024

**Site Number:** 40550524

**Site Name:** HUNTER OAKS ESTATES-3-12

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,865

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 12,379

**Land Acres<sup>\*</sup>:** 0.2841

**Pool:** N

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**

SEEDERS MARY L

**Primary Owner Address:**

3413 W HUNTER BEND CT  
MANSFIELD, TX 76063-8816

**Deed Date:** 11/20/2014

**Deed Volume:**

**Deed Page:**

**Instrument:** [D214256231](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SEEDERS MARY L;SEEDERS ROBERT E	9/9/2005	<a href="#">D205270597</a>	0000000	0000000
ED FRENCH HOMES LLC	11/12/2004	<a href="#">D204355910</a>	0000000	0000000
LAURALEE DEVELOPMENT CO INC	1/1/2004	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 <sup>+</sup>
2025	\$415,944	\$100,000	\$515,944	\$515,944
2024	\$415,944	\$100,000	\$515,944	\$484,859
2023	\$417,919	\$100,000	\$517,919	\$440,781
2022	\$300,710	\$100,000	\$400,710	\$400,710
2021	\$302,125	\$100,000	\$402,125	\$386,613
2020	\$251,466	\$100,000	\$351,466	\$351,466

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.