



**Address:** [3415 W HUNTER BEND CT](#)  
**City:** MANSFIELD  
**Georeference:** 20782F-3-13  
**Subdivision:** HUNTER OAKS ESTATES  
**Neighborhood Code:** 1M010E

**Latitude:** 32.6158765557  
**Longitude:** -97.1510432452  
**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 13

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2004

**Personal Property Account:** N/A

**Agent:** PEYCO SOUTHWEST REALTY INC (00506)

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

**Notice Value:** \$640,939

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

**Site Number:** 40550532

**Site Name:** HUNTER OAKS ESTATES-3-13

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,909

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 19,521

**Land Acres<sup>\*</sup>:** 0.4481

**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:**

MCLNNIS DENNIS  
MCLNNIS ROSHONDA

**Primary Owner Address:**

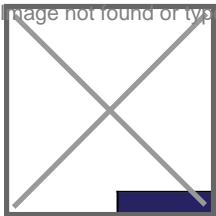
3415 W HUNTER BEND CT  
MANSFIELD, TX 76063

**Deed Date:** 1/2/2025

**Deed Volume:**

**Deed Page:**

**Instrument:** [D225001405](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
PFAU DIANA;PFAU ZENO J	7/22/2004	<a href="#">D204236921</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	\$540,939	\$100,000	\$640,939	\$640,939
2024	\$540,939	\$100,000	\$640,939	\$585,256
2023	\$543,520	\$100,000	\$643,520	\$532,051
2022	\$383,683	\$100,000	\$483,683	\$483,683
2021	\$340,000	\$100,000	\$440,000	\$440,000
2020	\$320,830	\$100,000	\$420,830	\$420,830

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.