



Address: [3412 W HUNTER BEND CT](#)
City: MANSFIELD
Georeference: 20782F-3-14
Subdivision: HUNTER OAKS ESTATES
Neighborhood Code: 1M010E

Latitude: 32.6159679527
Longitude: -97.1505565063
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 14

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: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/24/2024

Site Number: 40550540

Site Name: HUNTER OAKS ESTATES-3-14

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,800

Percent Complete: 100%

Land Sqft^{*}: 17,195

Land Acres^{*}: 0.3947

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:

JOHNSON ANNA

Primary Owner Address:

3412 W HUNTER BEND CT
MANSFIELD, TX 76063

Deed Date: 5/14/2019

Deed Volume:

Deed Page:

Instrument: [D219103356](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TILOTTA MICHAEL;TILOTTA TANYA	7/18/2011	D211171741	0000000	0000000
PRITT CASSIE E;PRITT ROBERT B	6/17/2005	D205175976	0000000	0000000
ED FRENCH HOMES LLC	11/12/2004	D204362346	0000000	0000000
LAURALEE DEVELOPMENT CO INC	1/1/2004	00000000000000	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	\$419,505	\$100,000	\$519,505	\$519,505
2024	\$419,505	\$100,000	\$519,505	\$519,505
2023	\$476,594	\$100,000	\$576,594	\$510,620
2022	\$378,814	\$100,000	\$478,814	\$464,200
2021	\$322,000	\$100,000	\$422,000	\$422,000
2020	\$311,089	\$100,000	\$411,089	\$411,089

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.