



Address: [3408 W HUNTER BEND CT](#)
City: MANSFIELD
Georeference: 20782F-3-16
Subdivision: HUNTER OAKS ESTATES
Neighborhood Code: 1M010E

Latitude: 32.6154291473
Longitude: -97.1504158732
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 16

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: PEYCO SOUTHWEST REALTY INC (00506)

Protest Deadline Date: 5/24/2024

Site Number: 40550567

Site Name: HUNTER OAKS ESTATES-3-16

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,299

Percent Complete: 100%

Land Sqft^{*}: 12,465

Land Acres^{*}: 0.2861

Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

HARRISON JASON

HARRISON NANCY

Primary Owner Address:

3408 W HUNTER BEND CT
MANSFIELD, TX 76063

Deed Date: 8/31/2023

Deed Volume:

Deed Page:

Instrument: [D223177720](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HARRISON FAMILY TRUST	5/12/2009	D209135338	0000000	0000000
HARRISON JASON	5/11/2009	D209135340	0000000	0000000
HARRISON JASON;HARRISON NANCY	9/14/2006	D206312200	0000000	0000000
A T CUSTOM HOMES LP	2/25/2005	D205064540	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 ⁺
2025	\$383,000	\$100,000	\$483,000	\$483,000
2024	\$426,000	\$100,000	\$526,000	\$526,000
2023	\$427,000	\$100,000	\$527,000	\$483,999
2022	\$345,000	\$100,000	\$445,000	\$439,999
2021	\$299,999	\$100,000	\$399,999	\$399,999
2020	\$299,999	\$100,000	\$399,999	\$399,999

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.