



Address: [3402 W HUNTER BEND CT](#)
City: MANSFIELD
Georeference: 20782F-3-19
Subdivision: HUNTER OAKS ESTATES
Neighborhood Code: 1M010E

Latitude: 32.6146870109
Longitude: -97.1504234894
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 19

Jurisdictions:

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

State Code: A

Year Built: 2006

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$662,565

Protest Deadline Date: 5/24/2024

Site Number: 40550591

Site Name: HUNTER OAKS ESTATES-3-19

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,992

Percent Complete: 100%

Land Sqft^{*}: 12,465

Land Acres^{*}: 0.2861

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:

SCOTT KAREN JEAN

Primary Owner Address:

3402 W HUNTER BEND CT
MANSFIELD, TX 76063-8815

Deed Date: 3/12/2010

Deed Volume: 00000000

Deed Page: 00000000

Instrument: [D210058297](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BEAKLEY DERYL	8/6/2007	D207281784	0000000	0000000
RB & R CUSTOM HOMES #1 LLC	1/5/2006	D206017819	0000000	0000000
NATHAN A WATSON CO	2/25/2005	D205065403	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	\$562,565	\$100,000	\$662,565	\$662,565
2024	\$562,565	\$100,000	\$662,565	\$612,535
2023	\$565,225	\$100,000	\$665,225	\$556,850
2022	\$406,227	\$100,000	\$506,227	\$506,227
2021	\$408,129	\$100,000	\$508,129	\$482,530
2020	\$338,664	\$100,000	\$438,664	\$438,664

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.