



**Address:** [5109 WILLOW CHASE DR](#)  
**City:** TARRANT COUNTY  
**Georeference:** 40284-2-2  
**Subdivision:** STEEPLE CHASE ESTATES  
**Neighborhood Code:** 1A030S

**Latitude:** 32.5746505076  
**Longitude:** -97.2514889593  
**TAD Map:** 2072-328  
**MAPSCO:** TAR-121N



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** STEEPLE CHASE ESTATES  
Block 2 Lot 2

**Jurisdictions:**

TARRANT COUNTY (220)  
EMERGENCY SVCS DIST #1 (222)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
MANSFIELD ISD (908)

**State Code:** A

**Year Built:** 2012

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$600,276

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

**Site Number:** 40840883

**Site Name:** STEEPLE CHASE ESTATES-2-2

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,032

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 50,155

**Land Acres<sup>\*</sup>:** 1.1514

**Pool:** Y

<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:**

MCCAIN RICHARD W  
MCCAIN REBECCA A

**Primary Owner Address:**

5109 WILLOW CHASE DR  
BURLESON, TX 76028-3094

**Deed Date:** 10/25/2010

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D210274684](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
COMPASS BANK	4/6/2010	<a href="#">D210079591</a>	0000000	0000000
CLASSIC CENTURY HOMES LTD	8/2/2006	<a href="#">D206247375</a>	0000000	0000000
MICHLER DEVELOPMENT CORP	1/1/2005	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	\$497,706	\$102,570	\$600,276	\$540,218
2024	\$497,706	\$102,570	\$600,276	\$491,107
2023	\$499,856	\$101,056	\$600,912	\$446,461
2022	\$342,846	\$63,028	\$405,874	\$405,874
2021	\$344,316	\$63,028	\$407,344	\$407,344
2020	\$325,786	\$63,028	\$388,814	\$359,370

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.