



**Address:** [3108 WILLOW BROOK DR](#)  
**City:** MANSFIELD  
**Georeference:** 13960D-1-44  
**Subdivision:** FIVE OAKS CROSSING ADDN  
**Neighborhood Code:** 1M070M

**Latitude:** 32.6090929428  
**Longitude:** -97.1031972802  
**TAD Map:** 2120-340  
**MAPSCO:** TAR-111X



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** FIVE OAKS CROSSING ADDN  
Block 1 Lot 44 PER PLAT D214124070

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

**State Code:** A  
**Year Built:** 2016  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 5/1/2025  
**Notice Value:** \$424,365  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 141728963  
**Site Name:** FIVE OAKS CROSSING ADDN Block 1 Lot 44  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,224  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 7,800  
**Land Acres<sup>\*</sup>:** 0.1790  
**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:**  
NGUYEN DAVID D  
TRAN THAO THI  
**Primary Owner Address:**  
3108 WILLOW BROOK DR  
MANSFIELD, TX 76063

**Deed Date:** 6/23/2017  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D217143635](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CALATLANTIC HOMES OF TEXAS INC	12/28/2015	MERGER CATA		
RH OF TEXAS LTD PARTNERSHIP	7/30/2015	<a href="#">D215170943</a>		
CTMGT FIVE OAKS CROSSING LLC	1/1/2014	0000000000000000	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	\$344,365	\$80,000	\$424,365	\$424,365
2024	\$344,365	\$80,000	\$424,365	\$412,102
2023	\$358,218	\$80,000	\$438,218	\$374,638
2022	\$277,822	\$80,000	\$357,822	\$340,580
2021	\$229,618	\$80,000	\$309,618	\$309,618
2020	\$230,198	\$80,000	\$310,198	\$310,198

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.