



Address: [3106 WILLOW BROOK DR](#)
City: MANSFIELD
Georeference: 13960D-1-45
Subdivision: FIVE OAKS CROSSING ADDN
Neighborhood Code: 1M070M

Latitude: 32.6089312341
Longitude: -97.1030852632
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 45 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: \$535,000

Protest Deadline Date: 5/24/2024

Site Number: 141728971

Site Name: FIVE OAKS CROSSING ADDN Block 1 Lot 45

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,511

Percent Complete: 100%

Land Sqft^{*}: 8,578

Land Acres^{*}: 0.1960

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:

ADESHOLA OLUFEMI
ADESHOLA ELIZABETH

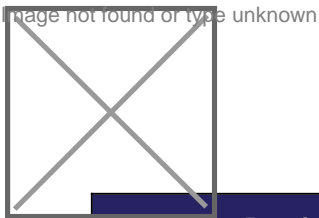
Primary Owner Address:
3106 WILLOW BROOK DR
MANSFIELD, TX 76063

Deed Date: 4/28/2017

Deed Volume:

Deed Page:

Instrument: [D217094874](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CALATLANTIC HOMES OF TEXAS INC	12/28/2015	MERGER CATA		
RH OF TEXAS LIMITED PARTNERSHIP	4/27/2015	D215089657		
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 ⁺
2025	\$414,000	\$80,000	\$494,000	\$494,000
2024	\$455,000	\$80,000	\$535,000	\$463,709
2023	\$474,000	\$80,000	\$554,000	\$421,554
2022	\$303,231	\$80,000	\$383,231	\$383,231
2021	\$303,231	\$80,000	\$383,231	\$383,231
2020	\$303,231	\$80,000	\$383,231	\$383,231

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.