



**Address:** [3104 WILLOW BROOK DR](#)  
**City:** MANSFIELD  
**Georeference:** 13960D-1-46  
**Subdivision:** FIVE OAKS CROSSING ADDN  
**Neighborhood Code:** 1M070M

**Latitude:** 32.6087528495  
**Longitude:** -97.1029749238  
**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 46 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:** \$522,888

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

**Site Number:** 141728998

**Site Name:** FIVE OAKS CROSSING ADDN Block 1 Lot 46

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,147

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,444

**Land Acres<sup>\*</sup>:** 0.2160

**Pool:** N

<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:**

FEAGINS MICHAEL A  
CLARK-FEAGINS TIFFANI

**Primary Owner Address:**  
3104 WILLOW BROOK DR  
MANSFIELD, TX 76063

**Deed Date:** 9/23/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216223793](#)

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	<a href="#">D215089657</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	\$442,888	\$80,000	\$522,888	\$522,888
2024	\$442,888	\$80,000	\$522,888	\$497,696
2023	\$460,855	\$80,000	\$540,855	\$452,451
2022	\$356,500	\$80,000	\$436,500	\$411,319
2021	\$293,926	\$80,000	\$373,926	\$373,926
2020	\$294,668	\$80,000	\$374,668	\$374,668

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.