



Address: [3107 WILLOW BROOK DR](#)
City: MANSFIELD
Georeference: 13960D-3-13
Subdivision: FIVE OAKS CROSSING ADDN
Neighborhood Code: 1M070M

Latitude: 32.6089815022
Longitude: -97.1037622213
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 3 Lot 13 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: 2015
Personal Property Account: N/A
Agent: CHANDLER CROUCH (11730)
Protest Deadline Date: 5/24/2024

Site Number: 141729331
Site Name: FIVE OAKS CROSSING ADDN Block 3 Lot 13
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,855
Percent Complete: 100%
Land Sqft^{*}: 10,719
Land Acres^{*}: 0.2460
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:
WARDI MIRAIE BUSHRA
Primary Owner Address:
3107 WILLOW BROOK DR
MANSFIELD, TX 76063
Deed Date: 10/8/2019
Deed Volume:
Deed Page:
Instrument: [D219230322](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SILK JONATHAN E;SILK STACI S	9/18/2015	D215214946		
MEGATEL HOMES INC	3/23/2015	D215062784		
CTMGMT 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	\$355,131	\$80,000	\$435,131	\$435,131
2024	\$355,131	\$80,000	\$435,131	\$435,131
2023	\$421,890	\$80,000	\$501,890	\$424,918
2022	\$326,384	\$80,000	\$406,384	\$386,289
2021	\$271,172	\$80,000	\$351,172	\$351,172
2020	\$271,858	\$80,000	\$351,858	\$351,858

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.