



Address: [3103 WILLOW BROOK DR](#)
City: MANSFIELD
Georeference: 13960D-3-15
Subdivision: FIVE OAKS CROSSING ADDN
Neighborhood Code: 1M070M

Latitude: 32.6085828063
Longitude: -97.1035205524
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 15 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

Protest Deadline Date: 5/24/2024

Site Number: 141729366

Site Name: FIVE OAKS CROSSING ADDN Block 3 Lot 15

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,408

Percent Complete: 100%

Land Sqft^{*}: 9,482

Land Acres^{*}: 0.2170

Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

ALRASHADI MUDHER

HAMMADI HADEEL

Primary Owner Address:

3103 WILLOW BROOK DR
MANSFIELD, TX 76063

Deed Date: 1/28/2022

Deed Volume:

Deed Page:

Instrument: [D222028997](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OPENDOOR PROPERTY TRUST I	11/26/2021	D221348897		
MEZA JOSE BENJAMIN;MEZA PATRICIA MARTINEZ	7/27/2016	D216171902		
CALATLANTIC HOMES OF TEXAS INC	12/28/2015	MERGER CATA		
RH OF TEXAS LP	12/18/2014	D214280148		
CTMGT FIVE OAKS CROSSING LLC	1/1/2014	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 ⁺
2025	\$504,456	\$80,000	\$584,456	\$584,456
2024	\$504,456	\$80,000	\$584,456	\$584,456
2023	\$493,781	\$80,000	\$573,781	\$573,781
2022	\$381,517	\$80,000	\$461,517	\$461,517
2021	\$315,000	\$80,000	\$395,000	\$395,000
2020	\$315,000	\$80,000	\$395,000	\$395,000

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

There are no exemptions for this property

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.