



**Address:** [2003 BENT CREEK WAY](#)  
**City:** MANSFIELD  
**Georeference:** 13960D-3-24  
**Subdivision:** FIVE OAKS CROSSING ADDN  
**Neighborhood Code:** 1M070M

**Latitude:** 32.6087488347  
**Longitude:** -97.1053858964  
**TAD Map:** 2120-340  
**MAPSCO:** TAR-111W



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 24 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:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$431,040

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

**Site Number:** 141729455

**Site Name:** FIVE OAKS CROSSING ADDN Block 3 Lot 24

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,340

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,400

**Land Acres<sup>\*</sup>:** 0.1920

**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:**

NGUYEN TUAN  
NGUYEN TUYET

**Primary Owner Address:**

2003 BENT CREEK WAY  
MANSFIELD, TX 76063

**Deed Date:** 2/11/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216030754](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
MEGATEL HOMES INC	8/19/2015	<a href="#">D215194037</a>		
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 <sup>+</sup>
2025	\$351,040	\$80,000	\$431,040	\$431,040
2024	\$351,040	\$80,000	\$431,040	\$418,784
2023	\$365,101	\$80,000	\$445,101	\$380,713
2022	\$283,539	\$80,000	\$363,539	\$346,103
2021	\$234,639	\$80,000	\$314,639	\$314,639
2020	\$235,233	\$80,000	\$315,233	\$315,233

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.