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**Address:** [3404 WILLOW BROOK DR](#)  
**City:** MANSFIELD  
**Georeference:** 13960D-1-29  
**Subdivision:** FIVE OAKS CROSSING ADDN  
**Neighborhood Code:** 1M070M

**Latitude:** 32.6115537279  
**Longitude:** -97.1048046634  
**TAD Map:** 2120-344  
**MAPSCO:** TAR-111S



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This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** FIVE OAKS CROSSING ADDN  
Block 1 Lot 29

**Jurisdictions:**

CITY OF MANSFIELD (017)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
MANSFIELD ISD (908)

**State Code:** A

**Year Built:** 2018

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 5/1/2025

**Notice Value:** \$520,000

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

**Site Number:** 800016990

**Site Name:** FIVE OAKS CROSSING ADDN 1 29

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,189

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,009

**Land Acres<sup>\*</sup>:** 0.1839

**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:**

OSAWA MICHAEL USIOBAIFO  
OSAWA REGINA ITOHAN

**Primary Owner Address:**

3404 WILLOW BROOK DR  
MANSFIELD, TX 76063

**Deed Date:** 7/31/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220189837](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MEGATEL HOMES LLC	9/26/2018	<a href="#">D218223236</a>		



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	\$440,000	\$80,000	\$520,000	\$520,000
2024	\$440,000	\$80,000	\$520,000	\$503,121
2023	\$467,702	\$80,000	\$547,702	\$457,383
2022	\$342,015	\$80,000	\$422,015	\$415,803
2021	\$298,003	\$80,000	\$378,003	\$378,003
2020	\$298,751	\$80,000	\$378,751	\$378,751

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.