



Address: [3304 WILLOW BROOK DR](#)
City: MANSFIELD
Georeference: 13960D-1-33
Subdivision: FIVE OAKS CROSSING ADDN
Neighborhood Code: 1M070M

Latitude: 32.610881213
Longitude: -97.1043631754
TAD Map: 2120-344
MAPSCO: TAR-111S



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 33

Jurisdictions:
CITY OF MANSFIELD (017)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
MANSFIELD ISD (908)
State Code: A
Year Built: 2017
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 800016984
Site Name: FIVE OAKS CROSSING ADDN 1 33
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,461
Percent Complete: 100%
Land Sqft^{*}: 8,400
Land Acres^{*}: 0.1928
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:
LEGACY TRUST
Primary Owner Address:
3304 WILLOW BROOK DR
MANSFIELD, TX 76063
Deed Date: 5/27/2021
Deed Volume:
Deed Page:
Instrument: [D221153951](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BROWN LARRY;BROWN SYMANTHIA	6/29/2018	D218145556		
CALATLANTIC HOMES OF TEXAS INC	11/16/2016	D216271449		



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	\$485,030	\$80,000	\$565,030	\$565,030
2024	\$485,030	\$80,000	\$565,030	\$565,030
2023	\$504,683	\$80,000	\$584,683	\$517,581
2022	\$390,528	\$80,000	\$470,528	\$470,528
2021	\$322,076	\$80,000	\$402,076	\$402,076
2020	\$322,887	\$80,000	\$402,887	\$402,887

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.