

Account Number: 42183322

Address: 3206 WILLOW BROOK DR

City: MANSFIELD

Georeference: 13960D-1-38

Subdivision: FIVE OAKS CROSSING ADDN

Neighborhood Code: 1M070M

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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 38

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: GOODRICH REALTY CONSULTING (00974)

Notice Sent Date: 4/15/2025 Notice Value: \$431,063

Protest Deadline Date: 5/24/2024

**Latitude:** 32.6100540103 **Longitude:** -97.1038198946

**TAD Map:** 2120-344

MAPSCO: TAR-111X

Site Number: 800016995

**Site Name:** FIVE OAKS CROSSING ADDN 1 38 **Site Class:** A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 2,244
Percent Complete: 100%

Land Sqft\*: 7,800 Land Acres\*: 0.1791

Pool: N

+++ Rounded.

## OWNER INFORMATION

**Current Owner:** 

BLANCO ELVIRA E PADILLA

BLANCO ARTURO J

**Primary Owner Address:** 

3206 WILLOW BROOK DR MANSFIELD, TX 76063 Deed Date: 3/2/2018
Deed Volume:

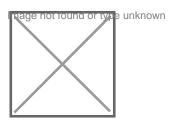
Deed Page:

**Instrument:** <u>D218045327</u>

| Previous Owners                | Date       | Instrument | Deed Volume | Deed Page |
|--------------------------------|------------|------------|-------------|-----------|
| CALATLANTIC HOMES OF TEXAS INC | 11/16/2016 | D216271449 |             |           |

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<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



**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 | \$351,063          | \$80,000    | \$431,063    | \$431,063        |
| 2024 | \$351,063          | \$80,000    | \$431,063    | \$420,919        |
| 2023 | \$365,553          | \$80,000    | \$445,553    | \$382,654        |
| 2022 | \$284,137          | \$80,000    | \$364,137    | \$347,867        |
| 2021 | \$236,243          | \$80,000    | \$316,243    | \$316,243        |
| 2020 | \$236,839          | \$80,000    | \$316,839    | \$316,839        |

Pending indicates that the property record has not yet been completed for the indicated tax year.

## **EXEMPTIONS / SPECIAL APPRAISAL**

- HOMESTEAD GENERAL 11.13(b)
- DISABLED VET 30 to 49 PCT 11.22

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.

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.