



**Address:** [3206 WILLOW BROOK DR](#)  
**City:** MANSFIELD  
**Georeference:** 13960D-1-38  
**Subdivision:** FIVE OAKS CROSSING ADDN  
**Neighborhood Code:** 1M070M

**Latitude:** 32.6100540103  
**Longitude:** -97.1038198946  
**TAD Map:** 2120-344  
**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 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

**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.

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

**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:** [D218045327](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CALATLANTIC HOMES OF TEXAS INC	11/16/2016	<a href="#">D216271449</a>		



## VALUES

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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	\$351,063	\$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.

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

## EXEMPTIONS / SPECIAL APPRAISAL

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- 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.