



Address: [3202 WILLOW BROOK DR](#)
City: MANSFIELD
Georeference: 13960D-1-40
Subdivision: FIVE OAKS CROSSING ADDN
Neighborhood Code: 1M070M

Latitude: 32.6097299853
Longitude: -97.1036096872
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 40

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: OWNWELL INC (12140)

Notice Sent Date: 4/15/2025

Notice Value: \$490,686

Protest Deadline Date: 5/24/2024

Site Number: 800016996

Site Name: FIVE OAKS CROSSING ADDN 1 40

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,867

Percent Complete: 100%

Land Sqft^{*}: 9,000

Land Acres^{*}: 0.2066

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:

FENG MUZAI
CHEN CHENG

Primary Owner Address:

3202 WILLOW BROOK DR
MANSFIELD, TX 76063

Deed Date: 12/4/2020

Deed Volume:

Deed Page:

Instrument: [D220325193](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
NGUYEN DAI T.	9/26/2017	D217227084		
MEGATEL HOMES INC	1/18/2017	D217035550		

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	\$410,686	\$80,000	\$490,686	\$490,686
2024	\$410,686	\$80,000	\$490,686	\$469,640
2023	\$427,312	\$80,000	\$507,312	\$426,945
2022	\$330,747	\$80,000	\$410,747	\$388,132
2021	\$272,847	\$80,000	\$352,847	\$352,847
2020	\$273,534	\$80,000	\$353,534	\$353,534

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.