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**Address:** [3300 STONE CANYON DR](#)

**City:** MANSFIELD

**Georeference:** 13960D-4-12

**Subdivision:** FIVE OAKS CROSSING ADDN

**Neighborhood Code:** 1M070M

**Latitude:** 32.6103914731

**Longitude:** -97.1065000054

**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 4 Lot 12

**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

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$433,532

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

**Site Number:** 800017003

**Site Name:** FIVE OAKS CROSSING ADDN 4 12

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,390

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,500

**Land Acres<sup>\*</sup>:** 0.2410

**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:**

NGUYEN PHAN

**Primary Owner Address:**

3300 STONE CANYON RD

MANSFIELD, TX 76063

**Deed Date:** 5/24/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224091855](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
ROWNTREE SHELLY B	6/14/2017	<a href="#">D217136024</a>		
MEGATEL HOMES INC	2/17/2017	<a href="#">D217047506</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	\$353,532	\$80,000	\$433,532	\$433,532
2024	\$353,532	\$80,000	\$433,532	\$403,959
2023	\$367,744	\$80,000	\$447,744	\$367,235
2022	\$285,246	\$80,000	\$365,246	\$333,850
2021	\$223,500	\$80,000	\$303,500	\$303,500
2020	\$223,500	\$80,000	\$303,500	\$303,500

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.