



Address: [3302 WESTERN BLUFF CT](#)
City: MANSFIELD
Georeference: 13960D-4-25
Subdivision: FIVE OAKS CROSSING ADDN
Neighborhood Code: 1M070M

Latitude: 32.6104308162
Longitude: -97.1052756884
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 4 Lot 25

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: 5/1/2025
Notice Value: \$564,299
Protest Deadline Date: 5/24/2024

Site Number: 800017020
Site Name: FIVE OAKS CROSSING ADDN 4 25
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,487
Percent Complete: 100%
Land Sqft^{*}: 10,688
Land Acres^{*}: 0.2454
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:
MARQUEZ AZAEL
MARQUEZ MIRANDA RENEE
Primary Owner Address:
3302 WESTERN BLUFF CT
MANSFIELD, TX 76063

Deed Date: 12/21/2017
Deed Volume:
Deed Page:
Instrument: [D217294313](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
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	\$484,299	\$80,000	\$564,299	\$564,299
2024	\$484,299	\$80,000	\$564,299	\$532,605
2023	\$504,082	\$80,000	\$584,082	\$484,186
2022	\$389,101	\$80,000	\$469,101	\$440,169
2021	\$320,154	\$80,000	\$400,154	\$400,154
2020	\$320,960	\$80,000	\$400,960	\$400,960

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.