



Address: [3306 WESTERN BLUFF CT](#)
City: MANSFIELD
Georeference: 13960D-4-27
Subdivision: FIVE OAKS CROSSING ADDN
Neighborhood Code: 1M070M

Latitude: 32.6107564654
Longitude: -97.1054550226
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 27

Jurisdictions:

CITY OF MANSFIELD (017)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
MANSFIELD ISD (908)

State Code: A

Year Built: 2018

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$424,437

Protest Deadline Date: 5/24/2024

Site Number: 800017012

Site Name: FIVE OAKS CROSSING ADDN 4 27

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,204

Percent Complete: 100%

Land Sqft^{*}: 9,561

Land Acres^{*}: 0.2195

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:

YETAGHESU DAWIT

Primary Owner Address:

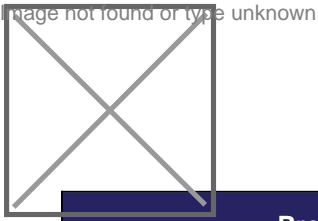
3306 WESTERN BLUFF CT
MANSFIELD, TX 76063

Deed Date: 2/7/2024

Deed Volume:

Deed Page:

Instrument: [D224029199](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
MARBOUK KARIMMA;YETAGHESU DAWIT AIELE	11/9/2018	D218252719		
MEGATEL HOMES LLC	3/15/2018	D218057682		

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	\$320,000	\$80,000	\$400,000	\$400,000
2024	\$344,437	\$80,000	\$424,437	\$399,300
2023	\$358,309	\$80,000	\$438,309	\$363,000
2022	\$277,763	\$80,000	\$357,763	\$330,000
2021	\$220,000	\$80,000	\$300,000	\$300,000
2020	\$220,000	\$80,000	\$300,000	\$300,000

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.