



Tarrant Appraisal District Property Information | PDF Account Number: 42183527

Address: 3306 WESTERN BLUFF CT

City: MANSFIELD Georeference: 13960D-4-27 Subdivision: FIVE OAKS CROSSING ADDN Neighborhood Code: 1M070M

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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 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 Latitude: 32.6107564654 Longitude: -97.1054550226 TAD Map: 2120-344 MAPSCO: TAR-111S



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

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Previous Owners	Date	Instrument	Deed Volume	Deed Page
MARBOUK KARIMMA;YETAGHESU DAWIT AIELE	11/9/2018	<u>D218252719</u>		
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. <u>Tarrant County Tax Office Account Information</u>.

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.