



Address: [3211 WILLOW BROOK DR](#)

City: MANSFIELD

Georeference: 13960D-4-36

Subdivision: FIVE OAKS CROSSING ADDN

Neighborhood Code: 1M070M

Latitude: 32.6101803454

Longitude: -97.1045599906

TAD Map: 2120-344

MAPSCO: TAR-111W



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 36

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: \$540,470

Protest Deadline Date: 5/24/2024

Site Number: 800017016

Site Name: FIVE OAKS CROSSING ADDN 4 36

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,259

Percent Complete: 100%

Land Sqft^{*}: 9,450

Land Acres^{*}: 0.2169

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:

BREWSTER ADRIAN

BREWSTER AKIKO

Primary Owner Address:

3211 WILLOW BROOK DR

MANSFIELD, TX 76063

Deed Date: 2/4/2021

Deed Volume:

Deed Page:

Instrument: [D221035092](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NGUYEN SINH T;VU SANG V	6/27/2019	D219149389		
KIM THANH;NGUYEN NGHI	12/20/2017	D217292069		
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	\$460,470	\$80,000	\$540,470	\$540,470
2024	\$460,470	\$80,000	\$540,470	\$519,245
2023	\$479,059	\$80,000	\$559,059	\$472,041
2022	\$349,128	\$80,000	\$429,128	\$429,128
2021	\$305,116	\$80,000	\$385,116	\$385,116
2020	\$305,116	\$80,000	\$385,116	\$385,116

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)
- DISABLED VET 100 PCT 11.131

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.