



**Address:** [3207 WILLOW BROOK DR](#)  
**City:** MANSFIELD  
**Georeference:** 13960D-4-38  
**Subdivision:** FIVE OAKS CROSSING ADDN  
**Neighborhood Code:** 1M070M

**Latitude:** 32.609843554  
**Longitude:** -97.1043418438  
**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 38

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

**Site Number:** 800017028  
**Site Name:** FIVE OAKS CROSSING ADDN 4 38  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size+++:** 3,988  
**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:**  
HANEY YAZPAN  
HANEY JONATHAN  
**Primary Owner Address:**  
304 SPANISH MOSS DR  
ARLINGTON, TX 76018

**Deed Date:** 4/13/2020  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D220084134](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HARPER DARSHAN KENYA	9/22/2017	<a href="#">D217223019</a>		
CALATLANTIC HOMES OF TEXAS INC	11/16/2016	<a href="#">D216271449</a>		



## VALUES

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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	\$546,058	\$80,000	\$626,058	\$626,058
2024	\$546,058	\$80,000	\$626,058	\$626,058
2023	\$568,450	\$80,000	\$648,450	\$648,450
2022	\$438,268	\$80,000	\$518,268	\$518,268
2021	\$360,201	\$80,000	\$440,201	\$440,201
2020	\$361,109	\$80,000	\$441,109	\$441,109

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

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There are no exemptions for this property

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.