



Address: [103 KEANE CT](#)
City: MANSFIELD
Georeference: 45320-5-12
Subdivision: WATSON BRANCH
Neighborhood Code: 1M900Q

Latitude: 32.5844485043
Longitude: -97.1419291548
TAD Map: 2108-332
MAPSCO: TAR-124J



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: WATSON BRANCH Block 5 Lot 12

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

State Code: A
Year Built: 2024
Personal Property Account: N/A
Agent: OOWNWELL INC (12140)
Notice Sent Date: 4/15/2025
Notice Value: \$467,557
Protest Deadline Date: 5/24/2024

Site Number: 800076895
Site Name: WATSON BRANCH Block 5 Lot 12
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,947
Percent Complete: 100%
Land Sqft^{*}: 6,622
Land Acres^{*}: 0.1520
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:
MAGTIBAY JOHN KENNETTE
RAYMUNDO-MAGTIBAY CHARMAINE KAYNE
Primary Owner Address:
103 KEANE CT
MANSFIELD, TX 76063

Deed Date: 7/26/2024
Deed Volume:
Deed Page:
Instrument: [D224132316](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|--------------------|-----------|----------------------------|-------------|-----------|
| NORMANDY HOMES LLC | 2/28/2023 | D223033899 | | |



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 | \$367,557 | \$100,000 | \$467,557 | \$467,557 |
| 2024 | \$0 | \$70,000 | \$70,000 | \$70,000 |
| 2023 | \$0 | \$70,000 | \$70,000 | \$70,000 |
| 0 | \$0 | \$0 | \$0 | \$0 |

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.