

## LOCATION

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**Address:** [3 MILLS CT](#)

**City:** MANSFIELD

**Georeference:** 44980-57-48

**Subdivision:** WALNUT CREEK VALLEY ADDITION

**Neighborhood Code:** 1M050M

**Latitude:** 32.5928436295

**Longitude:** -97.1128139373

**TAD Map:** 2114-336

**MAPSCO:** TAR-125E



Google Map or type unknown

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

## PROPERTY DATA

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**Legal Description:** WALNUT CREEK VALLEY  
ADDITION Block 57 Lot 48

**Jurisdictions:**

CITY OF MANSFIELD (017)

TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224)

TARRANT COUNTY COLLEGE (225)

MANSFIELD ISD (908)

**State Code:** A

**Year Built:** 1987

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 05136113

**Site Name:** WALNUT CREEK VALLEY ADDITION-57-48

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,739

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 13,276

**Land Acres<sup>\*</sup>:** 0.3047

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

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**Current Owner:**

TROOK MICHAEL W

TROOK LINDSEY J

**Primary Owner Address:**

3 MILLS CT

MANSFIELD, TX 76063

**Deed Date:** 3/12/2015

**Deed Volume:**

**Deed Page:**

**Instrument:** 215058173

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BAILEY JANET M;BAILEY STEVEN G	4/12/2001	00148350000389	0014835	0000389
MUNFORD GEORGE F	1/16/1992	00110190001258	0011019	0001258
MUNFORD GEORGE F;MUNFORD PAMELA	8/22/1988	00093650001698	0009365	0001698
BROOKS BUILDERS INC	8/20/1987	00090500001467	0009050	0001467
MANSFIELD-WALNUT CREEK DEV	12/31/1900	00000000000000	0000000	0000000

## 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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$254,021	\$55,000	\$309,021	\$309,021
2023	\$297,259	\$55,000	\$352,259	\$289,625
2022	\$231,000	\$45,000	\$276,000	\$263,295
2021	\$201,085	\$45,000	\$246,085	\$239,359
2020	\$172,599	\$45,000	\$217,599	\$217,599

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.