



## LOCATION

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**Address:** [3108 WILLOW BROOK DR](#)

**City:** MANSFIELD

**Georeference:** 13960D-1-44

**Subdivision:** FIVE OAKS CROSSING ADDN

**Neighborhood Code:** 1M070M

**Latitude:** 32.6090929428

**Longitude:** -97.1031972802

**TAD Map:** 2120-340

**MAPSCO:** TAR-111X



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:** FIVE OAKS CROSSING ADDN  
Block 1 Lot 44 PER PLAT D214124070

**Jurisdictions:**

CITY OF MANSFIELD (017)

TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224)

TARRANT COUNTY COLLEGE (225)

MANSFIELD ISD (908)

**State Code:** A

**Year Built:** 2016

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 141728963

**Site Name:** FIVE OAKS CROSSING ADDN Block 1 Lot 44

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,224

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,800

**Land Acres<sup>\*</sup>:** 0.1790

**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:**

NGUYEN DAVID D

TRAN THAO THI

**Primary Owner Address:**

3108 WILLOW BROOK DR

MANSFIELD, TX 76063

**Deed Date:** 6/23/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217143635](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CALATLANTIC HOMES OF TEXAS INC	12/28/2015	MERGER CATA		
RH OF TEXAS LTD PARTNERSHIP	7/30/2015	<a href="#">D215170943</a>		
CTMGT FIVE OAKS CROSSING LLC	1/1/2014	0000000000000000	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	\$344,365	\$80,000	\$424,365	\$412,102
2023	\$358,218	\$80,000	\$438,218	\$374,638
2022	\$277,822	\$80,000	\$357,822	\$340,580
2021	\$229,618	\$80,000	\$309,618	\$309,618
2020	\$230,198	\$80,000	\$310,198	\$310,198

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.