

LOCATION

Address: [3104 WILLOW BROOK DR](#)

City: MANSFIELD

Georeference: 13960D-1-46

Subdivision: FIVE OAKS CROSSING ADDN

Neighborhood Code: 1M070M

Latitude: 32.6087528495

Longitude: -97.1029749238

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

Legal Description: FIVE OAKS CROSSING ADDN
Block 1 Lot 46 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: 141728998

Site Name: FIVE OAKS CROSSING ADDN Block 1 Lot 46

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,147

Percent Complete: 100%

Land Sqft^{*}: 9,444

Land Acres^{*}: 0.2160

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:

FEAGINS MICHAEL A

CLARK-FEAGINS TIFFANI

Primary Owner Address:

3104 WILLOW BROOK DR

MANSFIELD, TX 76063

Deed Date: 9/23/2016

Deed Volume:

Deed Page:

Instrument: [D216223793](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CALATLANTIC HOMES OF TEXAS INC	12/28/2015	MERGER CATA		
RH OF TEXAS LIMITED PARTNERSHIP	4/27/2015	D215089657		
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 ⁺
2025	\$0	\$0	\$0	\$0
2024	\$442,888	\$80,000	\$522,888	\$497,696
2023	\$460,855	\$80,000	\$540,855	\$452,451
2022	\$356,500	\$80,000	\$436,500	\$411,319
2021	\$293,926	\$80,000	\$373,926	\$373,926
2020	\$294,668	\$80,000	\$374,668	\$374,668

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.