



## LOCATION

**Address:** [3304 WILLOW BROOK DR](#)  
**City:** MANSFIELD  
**Georeference:** 13960D-1-33  
**Subdivision:** FIVE OAKS CROSSING ADDN  
**Neighborhood Code:** 1M070M

**Latitude:** 32.610881213  
**Longitude:** -97.1043631754  
**TAD Map:** 2120-344  
**MAPSCO:** TAR-111S



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 33

**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:** 5/15/2025

**Site Number:** 800016984

**Site Name:** FIVE OAKS CROSSING ADDN 1 33

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,461

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,400

**Land Acres<sup>\*</sup>:** 0.1928

**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

**Current Owner:**

LEGACY TRUST

**Primary Owner Address:**

3304 WILLOW BROOK DR  
MANSFIELD, TX 76063

**Deed Date:** 5/27/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221153951](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BROWN LARRY;BROWN SYMANTHIA	6/29/2018	<a href="#">D218145556</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	\$0	\$0	\$0	\$0
2024	\$485,030	\$80,000	\$565,030	\$565,030
2023	\$504,683	\$80,000	\$584,683	\$517,581
2022	\$390,528	\$80,000	\$470,528	\$470,528
2021	\$322,076	\$80,000	\$402,076	\$402,076
2020	\$322,887	\$80,000	\$402,887	\$402,887

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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- 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.