



LOCATION

Address: [3216 WESTERN BLUFF CT](#)

City: MANSFIELD

Georeference: 13960D-4-23

Subdivision: FIVE OAKS CROSSING ADDN

Neighborhood Code: 1M070M

Latitude: 32.6101272367

Longitude: -97.1050424576

TAD Map: 2120-344

MAPSCO: TAR-111W



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 4 Lot 23

Jurisdictions:

CITY OF MANSFIELD (017)

TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224)

TARRANT COUNTY COLLEGE (225)

MANSFIELD ISD (908)

State Code: A

Year Built: 2019

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 800017015

Site Name: FIVE OAKS CROSSING ADDN 4 23

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,484

Percent Complete: 100%

Land Sqft^{*}: 9,353

Land Acres^{*}: 0.2147

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:

MORALES JOVANNA M

Primary Owner Address:

3216 WESTERN BLUFF CT
MANSFIELD, TX 76063

Deed Date: 5/30/2019

Deed Volume:

Deed Page:

Instrument: [D219118732](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MEGATEL HOMES LLC	9/26/2018	D218223236		

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	\$364,777	\$80,000	\$444,777	\$429,385
2023	\$379,510	\$80,000	\$459,510	\$390,350
2022	\$293,922	\$80,000	\$373,922	\$354,864
2021	\$242,604	\$80,000	\$322,604	\$322,604
2020	\$243,212	\$80,000	\$323,212	\$323,212

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.