



## LOCATION

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**Address:** [3305 WILLOW BROOK DR](#)

**City:** MANSFIELD

**Georeference:** 13960D-4-33

**Subdivision:** FIVE OAKS CROSSING ADDN

**Neighborhood Code:** 1M070M

**Latitude:** 32.6106875383

**Longitude:** -97.1048930342

**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

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**Legal Description:** FIVE OAKS CROSSING ADDN

Block 4 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:** 800017017

**Site Name:** FIVE OAKS CROSSING ADDN Block 4 Lot 33

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,669

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,326

**Land Acres<sup>\*</sup>:** 0.2141

**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:**

BANKS SHANNON J

BANKS REBECCA A

**Primary Owner Address:**

3305 WILLOW BROOK DR

MANSFIELD, TX 76063

**Deed Date:** 2/27/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220048682](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FRANCO EDUARDO;PORRAS-DEFRANCO FRANCISCA	1/1/2018	<a href="#">D217235705</a>		
ESCOBEDO MARCO A.;FRANCO EDUARDO;PORRAS-DEFRANCO FRANCISCA	10/6/2017	<a href="#">D217235705</a>		
MEGATEL HOMES INC	2/7/2017	<a href="#">D217035569</a>		

## 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	\$512,509	\$80,000	\$592,509	\$559,640
2023	\$533,261	\$80,000	\$613,261	\$508,764
2022	\$412,734	\$80,000	\$492,734	\$462,513
2021	\$340,466	\$80,000	\$420,466	\$420,466
2020	\$185,139	\$53,336	\$238,475	\$238,475

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)
- DISABLED VET 70 to 99 PCT 11.22
- DISABLED VET 100 PCT 11.131 - T&P

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.