



**Address:** [3 BLUE MEADOW CT](#)  
**City:** MANSFIELD  
**Georeference:** 47163G-1-13  
**Subdivision:** WILLOWSTONE ESTATES-MANSFIELD  
**Neighborhood Code:** 1M020L

**Latitude:** 32.6107841016  
**Longitude:** -97.1371854825  
**TAD Map:** 2108-340  
**MAPSCO:** TAR-110T



This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** WILLOWSTONE ESTATES-MANSFIELD Block 1 Lot 13

**Jurisdictions:**

- CITY OF MANSFIELD (017)
- TARRANT COUNTY (220)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- MANSFIELD ISD (908)

**State Code:** A

**Year Built:** 2002

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 07805446

**Site Name:** WILLOWSTONE ESTATES-MANSFIELD-1-13

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,061

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,801

**Land Acres<sup>\*</sup>:** 0.2020

**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:**

TIJERINA JESSICA  
TIJERINA ABRAHAM

**Primary Owner Address:**

3 BLUE MEADOW CT  
MANSFIELD, TX 76063

**Deed Date:** 8/12/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222203535](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DAVIS LORETTA W	11/18/2020	<a href="#">D220304029</a>		
SMEBY DARRICK R;SMEBY JENNIFER	5/21/2008	<a href="#">D208196732</a>	0000000	0000000
GALIS BRIAN;GALIS PAULA	6/28/2002	00158070000169	0015807	0000169
LENNAR HOMES OF TEXAS	1/1/2001	00000000000000	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	\$367,452	\$65,000	\$432,452	\$432,452
2023	\$350,000	\$65,000	\$415,000	\$415,000
2022	\$304,012	\$55,000	\$359,012	\$359,012
2021	\$276,621	\$55,000	\$331,621	\$331,621
2020	\$248,955	\$55,000	\$303,955	\$303,955

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**

There are no exemptions for this property

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.