



**Address:** [5 BLUE MEADOW CT](#)  
**City:** MANSFIELD  
**Georeference:** 47163G-1-15  
**Subdivision:** WILLOWSTONE ESTATES-MANSFIELD  
**Neighborhood Code:** 1M020L

**Latitude:** 32.6112784787  
**Longitude:** -97.13719475  
**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 15

**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:** 07805462

**Site Name:** WILLOWSTONE ESTATES-MANSFIELD-1-15

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,835

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 17,514

**Land Acres<sup>\*</sup>:** 0.4020

**Pool:** Y

<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:**

CEPE JOSEPH  
CEPE MARY

**Primary Owner Address:**

5 BLUE MEADOW CT  
MANSFIELD, TX 76063-4851

**Deed Date:** 1/24/2012

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D212031417](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GATSBY VI LLC	1/19/2012	<a href="#">D212027709</a>	0000000	0000000
BANK OF AMERICA NA	9/6/2011	<a href="#">D211221210</a>	0000000	0000000
HERRERA MELISSA	12/29/2006	<a href="#">D208220440</a>	0000000	0000000
JPMORGAN CHASE BANK	10/5/2006	<a href="#">D206324430</a>	0000000	0000000
ROWE EILEEN;ROWE MARK ROWE	9/27/2002	00160110000172	0016011	0000172
LENAR HOMES OF TEXAS INC	9/26/2002	00160110000171	0016011	0000171
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	\$374,397	\$65,000	\$439,397	\$401,687
2023	\$393,883	\$65,000	\$458,883	\$365,170
2022	\$285,020	\$55,000	\$340,020	\$304,700
2021	\$222,000	\$55,000	\$277,000	\$277,000
2020	\$222,000	\$55,000	\$277,000	\$277,000

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.