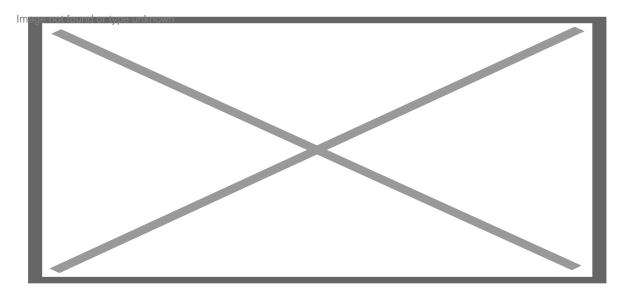


Tarrant Appraisal District Property Information | PDF Account Number: 07807228

Address: <u>95 FOREST MILL TR</u>

City: MANSFIELD Georeference: 47163G-5-10 Subdivision: WILLOWSTONE ESTATES-MANSFIELD Neighborhood Code: 1M020L Latitude: 32.607923788 Longitude: -97.1401198795 TAD Map: 2108-340 MAPSCO: TAR-110X





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

PROPERTY DATA

Legal Description: WILLOWSTONE ESTATES-MANSFIELD Block 5 Lot 10

Jurisdictions:

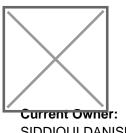
CITY OF MANSFIELD (017) TARRANT COUNTY (220) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) MANSFIELD ISD (908) State Code: A

Year Built: 2003 Personal Property Account: N/A Agent: None Protest Deadline Date: 5/15/2025 Site Number: 07807228 Site Name: WILLOWSTONE ESTATES-MANSFIELD-5-10 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size⁺⁺⁺: 4,534 Percent Complete: 100% Land Sqft^{*}: 9,065 Land Acres^{*}: 0.2081 Pool: N

+++ Rounded.

* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION



SIDDIQUI DANISH TIWANA MASUMA

Primary Owner Address: 95 FOREST MILL TRL MANSFIELD, TX 76063 Deed Date: 10/13/2016 Deed Volume: Deed Page: Instrument: D216241672

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KNIGHTON TIFFANY D;KNIGHTON VINCE L	11/13/2014	D214248967		
JOHNSON CHERYL	6/26/2006	D206225467	000000	0000000
ROBINSON BILLY JR;ROBINSON GERTRUDE	3/30/2004	D204097887	000000	0000000
MTH-HOMES TEXAS LP	2/17/2003	00164540000029	0016454	0000029
LENNAR HOMES OF TEXAS	1/1/2001	000000000000000000000000000000000000000	000000	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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$525,406	\$65,000	\$590,406	\$532,582
2023	\$489,263	\$65,000	\$554,263	\$484,165
2022	\$404,027	\$55,000	\$459,027	\$440,150
2021	\$345,136	\$55,000	\$400,136	\$400,136
2020	\$310,163	\$55,000	\$365,163	\$365,163

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.