



Address: [95 FOREST MILL TR](#)
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



Current Owner:

SIDDIQUI DANISH
TIWANA MASUMA

Deed Date: 10/13/2016

Deed Volume:

Deed Page:

Instrument: [D216241672](#)

Primary Owner Address:

95 FOREST MILL TRL
MANSFIELD, TX 76063

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KNIGHTON TIFFANY D;KNIGHTON VINCE L	11/13/2014	D214248967		
JOHNSON CHERYL	6/26/2006	D206225467	0000000	0000000
ROBINSON BILLY JR;ROBINSON GERTRUDE	3/30/2004	D204097887	0000000	0000000
MTH-HOMES TEXAS LP	2/17/2003	00164540000029	0016454	0000029
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 ⁺
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.