

Tarrant Appraisal District Property Information | PDF Account Number: 40131130

Address: 420 ROCK MEADOW TR

City: MANSFIELD Georeference: 47163G-10-11 Subdivision: WILLOWSTONE ESTATES-MANSFIELD Neighborhood Code: 1M020L Latitude: 32.6108451489 Longitude: -97.1325359836 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 10 Lot 11

Jurisdictions:

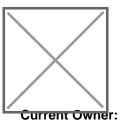
CITY OF MANSFIELD (017) TARRANT COUNTY (220) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) MANSFIELD ISD (908)

State Code: A Year Built: 2003 Personal Property Account: N/A Agent: None Protest Deadline Date: 5/15/2025 Site Number: 40131130 Site Name: WILLOWSTONE ESTATES-MANSFIELD-10-11 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size****: 2,462 Percent Complete: 100% Land Sqft*: 8,943 Land Acres*: 0.2053 Pool: N

+++ Rounded.

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

OWNER INFORMATION



PIERSON JARRED DION COX EMILY NICOLE

Primary Owner Address: 420 ROCK MEADOW TRL MANSFIELD, TX 76063 Deed Date: 4/29/2022 Deed Volume: Deed Page: Instrument: D222112370

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|----------------------------------|------------|---|-------------|-----------|
| KYLE STEVEN J | 3/28/2014 | D214061524 | 000000 | 0000000 |
| LANSFORD ASHLEY;LANSFORD MATTHEW | 11/10/2006 | D207000153 | 000000 | 0000000 |
| COUNTRYWIDE HOME LOANS INC | 6/23/2006 | D206198964 | 000000 | 0000000 |
| FANNIE MAE | 6/6/2006 | D206173005 | 000000 | 0000000 |
| COLEMAN KEITH L | 5/13/2004 | D204159483 | 000000 | 0000000 |
| RICHMOND AMERICAN HOMES OF TX | 11/21/2002 | 00161610000374 | 0016161 | 0000374 |
| LENNAR HOMES OF TEXAS | 1/1/2002 | 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. Tarrant County Tax Office Account Information.

| Year | Improvement Market | Land Market | Total Market | Total Appraised* |
|------|--------------------|-------------|--------------|------------------|
| 2025 | \$0 | \$0 | \$0 | \$0 |
| 2024 | \$308,975 | \$65,000 | \$373,975 | \$373,975 |
| 2023 | \$326,281 | \$65,000 | \$391,281 | \$391,281 |
| 2022 | \$232,000 | \$55,000 | \$287,000 | \$287,000 |
| 2021 | \$232,000 | \$55,000 | \$287,000 | \$287,000 |
| 2020 | \$203,000 | \$55,000 | \$258,000 | \$258,000 |

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



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• 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.