

Property Information | PDF

Account Number: 40131289



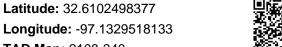
Address: 3170 KINGSWOOD CT

City: MANSFIELD

**Georeference:** 47163G-10-24

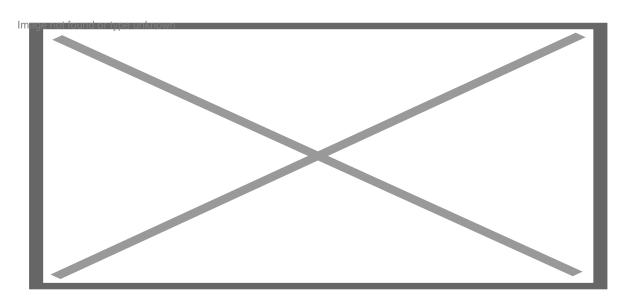
Subdivision: WILLOWSTONE ESTATES-MANSFIELD

Neighborhood Code: 1M020L



**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 24

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: 40131289

Site Name: WILLOWSTONE ESTATES-MANSFIELD-10-24

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 2,292
Percent Complete: 100%

Land Sqft\*: 8,697 Land Acres\*: 0.1996

Pool: N

+++ Rounded.

## **OWNER INFORMATION**

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



NGUYEN LOAN
PHAM QUOC HUNG TRINH
Primary Owner Address:
3170 KINGSWOOD CT
MANSFIELD, TX 76063

**Deed Date:** 5/13/2022

Deed Volume: Deed Page:

**Instrument:** D222126753

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TRAN HUY GUOC; VUNGUYEN TRAN TERESA	1/27/2022	D222031449		
BUI TAM VAN	1/26/2004	D204030439	0000000	0000000
LENNAR HOMES TEXAS LAND & CONS	1/26/2004	D204030438	0000000	0000000
LENNAR HOMES TEXAS LAND & CONS	1/1/2002	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	\$297,757	\$65,000	\$362,757	\$362,757
2023	\$314,441	\$65,000	\$379,441	\$379,441
2022	\$246,957	\$55,000	\$301,957	\$301,957
2021	\$225,026	\$55,000	\$280,026	\$280,026
2020	\$202,876	\$55,000	\$257,876	\$257,876

Pending indicates that the property record has not yet been completed for the indicated tax year.

## **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.

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.