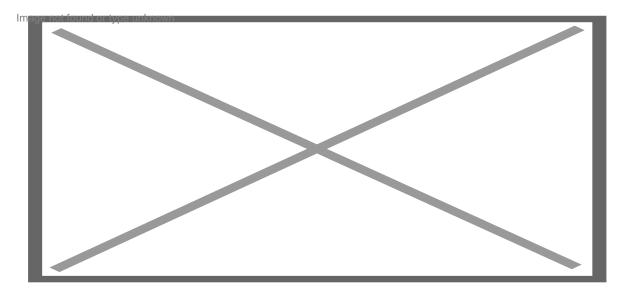


Tarrant Appraisal District Property Information | PDF Account Number: 40131335

Address: 3171 KINGSWOOD CT

City: MANSFIELD Georeference: 47163G-10-29 Subdivision: WILLOWSTONE ESTATES-MANSFIELD Neighborhood Code: 1M020L Latitude: 32.6099806444 Longitude: -97.1336136997 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 10 Lot 29

Jurisdictions:

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

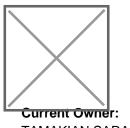
State Code: A Year Built: 2003 Personal Property Account: N/A Agent: None Protest Deadline Date: 5/15/2025 Site Number: 40131335 Site Name: WILLOWSTONE ESTATES-MANSFIELD-10-29 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size⁺⁺⁺: 2,756 Percent Complete: 100% Land Sqft^{*}: 7,501 Land Acres^{*}: 0.1721 Pool: Y

+++ Rounded.

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

OWNER INFORMATION





TAMAKIAN SARA K

Primary Owner Address: 3171 KINGSWOOD CT

MANSFIELD, TX 76063

Deed Date: 10/6/2015 **Deed Volume: Deed Page:** Instrument: D216094538

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TAMAKIAN ARMEN EST	8/4/2006	D206250770	000000	0000000
Unlisted	2/12/2004	D204053893	000000	0000000
LENNAR HOMES TEXAS LAND & CONS	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	\$369,167	\$65,000	\$434,167	\$430,708
2023	\$388,268	\$65,000	\$453,268	\$391,553
2022	\$300,957	\$55,000	\$355,957	\$355,957
2021	\$275,826	\$55,000	\$330,826	\$330,826
2020	\$250,445	\$55,000	\$305,445	\$305,445

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.