

Tarrant Appraisal District Property Information | PDF Account Number: 40131343

Address: <u>3169 KINGSWOOD CT</u>

City: MANSFIELD Georeference: 47163G-10-30 Subdivision: WILLOWSTONE ESTATES-MANSFIELD Neighborhood Code: 1M020L Latitude: 32.6098008746 Longitude: -97.1336162602 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 30

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: CHANDLER CROUCH (11730)

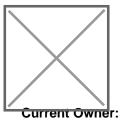
Protest Deadline Date: 5/15/2025

Site Number: 40131343 Site Name: WILLOWSTONE ESTATES-MANSFIELD-10-30 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size+++: 3,053 Percent Complete: 100% Land Sqft*: 3,169 Land Acres*: 0.0727 Pool: N

+++ Rounded.

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

OWNER INFORMATION



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Current Owner: O'LOUGHLIN MARK A

Primary Owner Address: 3169 KINGSWOOD CT MANSFIELD, TX 76063-7545 Deed Date: 4/22/2009 Deed Volume: 0000000 Deed Page: 0000000 Instrument: 00000000000000

Previous Owners	Date	Instrument	Deed Volume	Deed Page
O LOUGHLIN LAURA;O LOUGHLIN MARK	4/7/2006	D206119860	000000	0000000
LOUIS ALANDE;LOUIS JENNIFER	3/12/2004	D204083708	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	\$320,485	\$65,000	\$385,485	\$385,485
2023	\$330,151	\$65,000	\$395,151	\$375,430
2022	\$303,572	\$55,000	\$358,572	\$341,300
2021	\$255,273	\$55,000	\$310,273	\$310,273
2020	\$236,850	\$55,000	\$291,850	\$291,850

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.