



**Address:** [3112 SUMMER GROVE CT](#)  
**City:** MANSFIELD  
**Georeference:** 47163G-10-36  
**Subdivision:** WILLOWSTONE ESTATES-MANSFIELD  
**Neighborhood Code:** 1M020L

**Latitude:** 32.6091178528  
**Longitude:** -97.1340586543  
**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 36

**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:** 40131416

**Site Name:** WILLOWSTONE ESTATES-MANSFIELD-10-36

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,784

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,075

**Land Acres<sup>\*</sup>:** 0.2312

**Pool:** N

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION



**Current Owner:**

ARAFAT MOH'D

**Primary Owner Address:**

3112 SUMMER GROVE CT  
MANSFIELD, TX 76063

**Deed Date:** 11/10/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216267510](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KOO KIM MUEI S;KOO THOMAS T	10/17/2003	<a href="#">D203398367</a>	0000000	0000000
LENAR HOMES OF TEXAS INC	10/16/2003	<a href="#">D203398366</a>	0000000	0000000
LENNAR HOMES OF TEXAS INC	1/1/2002	000000000000000	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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$340,906	\$65,000	\$405,906	\$405,906
2023	\$360,173	\$65,000	\$425,173	\$425,173
2022	\$282,165	\$55,000	\$337,165	\$337,165
2021	\$256,802	\$55,000	\$311,802	\$311,802
2020	\$231,187	\$55,000	\$286,187	\$286,187

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.