



Address: [2305 CATHY CT](#)
City: MANSFIELD
Georeference: 27945-1-3
Subdivision: NELMWOOD ESTATES
Neighborhood Code: 1M0100

Latitude: 32.6101616917
Longitude: -97.1526024697
TAD Map: 2102-340
MAPSCO: TAR-109V



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: NELMWOOD ESTATES Block 1
Lot 3

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

State Code: A
Year Built: 1981
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$608,775
Protest Deadline Date: 5/24/2024

Site Number: 01863002
Site Name: NELMWOOD ESTATES-1-3
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,181
Percent Complete: 100%
Land Sqft^{*}: 20,770
Land Acres^{*}: 0.4768
Pool: Y

+++ Rounded.

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

OWNER INFORMATION

Current Owner:
ENGLAND THOMAS JR
ENGLAND BRENDA
Primary Owner Address:
2305 CATHY CT
MANSFIELD, TX 76063-4897

Deed Date: 8/23/1995
Deed Volume: 0012079
Deed Page: 0000076
Instrument: 00120790000076

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LAVENDER ERNEST G;LAVENDER THELMA	12/31/1900	00070440002072	0007044	0002072



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	\$441,895	\$166,880	\$608,775	\$531,059
2024	\$441,895	\$166,880	\$608,775	\$482,781
2023	\$418,115	\$166,880	\$584,995	\$438,892
2022	\$317,550	\$143,040	\$460,590	\$398,993
2021	\$323,292	\$71,500	\$394,792	\$362,721
2020	\$284,682	\$71,500	\$356,182	\$329,746

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.