



Address: [2307 CATHY CT](#)
City: MANSFIELD
Georeference: 27945-1-4
Subdivision: NELMWOOD ESTATES
Neighborhood Code: 1M0100

Latitude: 32.6106376039
Longitude: -97.1525463274
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 4 & ABST 1648 TR 1A9

Jurisdictions:

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

State Code: A

Year Built: 1983

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$505,631

Protest Deadline Date: 5/24/2024

Site Number: 01863010

Site Name: NELMWOOD ESTATES-1-4-20

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,387

Percent Complete: 100%

Land Sqft^{*}: 23,740

Land Acres^{*}: 0.5449

Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

WYLIE-CORNISH REVOCABLE TRUST

Primary Owner Address:

5936 RICKERHILL LN
AUSTIN, TX 78739

Deed Date: 8/29/2024

Deed Volume:

Deed Page:

Instrument: [D224166915](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WYLIE ANITA SUE	2/7/2020	D220034684		
KILLINGSWORTH H R;KILLINGSWORTH S	9/15/1994	00117310000347	0011731	0000347
DOWNEY PATRICK	6/12/1987	000000000000000	0000000	0000000
DOWNEY PATRICK	12/31/1900	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 ⁺
2025	\$328,381	\$177,250	\$505,631	\$505,631
2024	\$328,381	\$177,250	\$505,631	\$505,631
2023	\$309,459	\$177,250	\$486,709	\$486,709
2022	\$237,509	\$152,250	\$389,759	\$389,759
2021	\$242,046	\$71,500	\$313,546	\$313,546
2020	\$211,373	\$71,500	\$282,873	\$260,915

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

There are no exemptions for this property

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.