



Address: [2304 CATHY CT](#)
City: MANSFIELD
Georeference: 27945-1-6
Subdivision: NELMWOOD ESTATES
Neighborhood Code: 1M0100

Latitude: 32.6101470419
Longitude: -97.1520035597
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 6

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: \$525,148

Protest Deadline Date: 5/24/2024

Site Number: 01863037

Site Name: NELMWOOD ESTATES-1-6

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,552

Percent Complete: 100%

Land Sqft^{*}: 23,262

Land Acres^{*}: 0.5340

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:

MCCONELL LLOYD C III
MCCONNELL MARY D

Primary Owner Address:

2304 CATHY CT
MANSFIELD, TX 76063

Deed Date: 9/10/2019

Deed Volume:

Deed Page:

Instrument: [D219208613](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SKA PROPERTIES LLC	5/17/2019	D219108064		
PIGG SHANDA	5/16/2019	D219108068		
WAFER CATHERINE;WAFER DAVID T	10/5/1988	00094080000075	0009408	0000075
ZAUTOON ALFRED L	12/31/1900	00000000000000	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	\$348,448	\$176,700	\$525,148	\$481,206
2024	\$348,448	\$176,700	\$525,148	\$437,460
2023	\$300,300	\$176,700	\$477,000	\$397,691
2022	\$252,362	\$151,700	\$404,062	\$361,537
2021	\$257,170	\$71,500	\$328,670	\$328,670
2020	\$224,740	\$71,500	\$296,240	\$296,240

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.