

Tarrant Appraisal District Property Information | PDF Account Number: 01863045

Address: 2302 CATHY CT

City: MANSFIELD Georeference: 27945-1-7 Subdivision: NELMWOOD ESTATES Neighborhood Code: 1M0100

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

PROPERTY DATA

Legal Description: NELMWOOD ESTATES Block 1 Lot 7 Jurisdictions: CITY OF MANSFIELD (017) TARRANT COUNTY (220) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) MANSFIELD ISD (908) State Code: A Year Built: 1980 Personal Property Account: N/A Agent: None Notice Sent Date: 4/15/2025 Notice Value: \$492,630 Protest Deadline Date: 5/24/2024 Latitude: 32.6096857232 Longitude: -97.1520209721 TAD Map: 2102-340 MAPSCO: TAR-109Z



Site Number: 01863045 Site Name: NELMWOOD ESTATES-1-7 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size⁺⁺⁺: 2,274 Percent Complete: 100% Land Sqft^{*}: 22,554 Land Acres^{*}: 0.5177 Pool: N

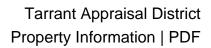
+++ Rounded.

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

OWNER INFORMATION

Current Owner: T H HILL REVOCABLE TRUST Primary Owner Address: 2302 CATHY CT MANSFIELD, TX 76063

Deed Date: 4/9/2024 Deed Volume: Deed Page: Instrument: D224066047 mage not round or type unknown





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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$316,740	\$175,890	\$492,630	\$411,362
2024	\$316,740	\$175,890	\$492,630	\$373,965
2023	\$298,639	\$175,890	\$474,529	\$339,968
2022	\$229,578	\$150,890	\$380,468	\$309,062
2021	\$233,996	\$71,500	\$305,496	\$280,965
2020	\$204,569	\$71,500	\$276,069	\$255,423

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.