



**Address:** [2302 CATHY CT](#)  
**City:** MANSFIELD  
**Georeference:** 27945-1-7  
**Subdivision:** NELMWOOD ESTATES  
**Neighborhood Code:** 1M0100

**Latitude:** 32.6096857232  
**Longitude:** -97.1520209721  
**TAD Map:** 2102-340  
**MAPSCO:** TAR-109Z



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 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

**Site Number:** 01863045

**Site Name:** NELMWOOD ESTATES-1-7

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,274

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 22,554

**Land Acres<sup>\*</sup>:** 0.5177

**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:**

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](#)



| Previous Owners | Date       | Instrument                 | Deed Volume | Deed Page |
|-----------------|------------|----------------------------|-------------|-----------|
| HILL T H        | 3/3/2011   | <a href="#">D211053328</a> | 0000000     | 0000000   |
| HILL T H        | 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 <sup>+</sup> |
|------|--------------------|-------------|--------------|------------------------------|
| 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.