



**Address:** [2304 RANDY CT](#)  
**City:** MANSFIELD  
**Georeference:** 27945-1-14  
**Subdivision:** NELMWOOD ESTATES  
**Neighborhood Code:** 1M0100

**Latitude:** 32.6101322333  
**Longitude:** -97.1509836825  
**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 14

**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:** \$557,937

**Protest Deadline Date:** 5/24/2024

**Site Number:** 01863134

**Site Name:** NELMWOOD ESTATES-1-14

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,707

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 22,967

**Land Acres<sup>\*</sup>:** 0.5272

**Pool:** Y

<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:**

HUSTED BRENT DAVID  
HUSTED MELISSA

**Primary Owner Address:**

2304 RANDY CT  
MANSFIELD, TX 76063

**Deed Date:** 9/3/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224156932](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCCLINTIC BARRY S	10/5/2015	<a href="#">D215255538</a>		
MCCLINTIC BARRY;MCCLINTIC JILL S	3/31/2003	00165800000351	0016580	0000351
JOHNSON EDGAR W;JOHNSON JERITZA	7/5/1994	00116450002265	0011645	0002265
RASMUSSEN PAUL;RASMUSSEN SHIRLEY	1/17/1989	00094900002141	0009490	0002141
KILPARTICK J BRYAN	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 <sup>+</sup>
2025	\$381,577	\$176,360	\$557,937	\$557,937
2024	\$381,577	\$176,360	\$557,937	\$441,267
2023	\$361,975	\$176,360	\$538,335	\$401,152
2022	\$277,073	\$151,360	\$428,433	\$364,684
2021	\$281,917	\$71,500	\$353,417	\$331,531
2020	\$250,034	\$71,500	\$321,534	\$301,392

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.