



Address: [2306 RICKY CT](#)
City: MANSFIELD
Georeference: 27945-1-21
Subdivision: NELMWOOD ESTATES
Neighborhood Code: 1M0100

Latitude: 32.6105915878
Longitude: -97.1499921248
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 21

Jurisdictions:

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

State Code: A

Year Built: 1984

Personal Property Account: N/A

Agent: TEXAS PROPERTY TAX REDUCTIONS LLC (00224)

Protest Deadline Date: 5/24/2024

Site Number: 01863207

Site Name: NELMWOOD ESTATES-1-21

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,758

Percent Complete: 100%

Land Sqft^{*}: 25,312

Land Acres^{*}: 0.5810

Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

COERVER BRIAN
COERVER FRANCINE M

Primary Owner Address:

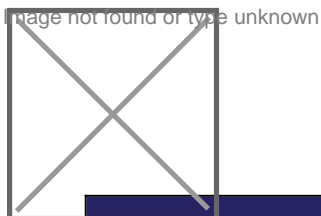
2306 RICKY CT
MANSFIELD, TX 76063

Deed Date: 2/4/2021

Deed Volume:

Deed Page:

Instrument: [D221035493](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
SIBILA JEAN A;SIBILA RODNEY S	7/10/2013	D213188790	0000000	0000000
CAHILL RICHARD;CAHILL SHARON	7/7/2005	D205198826	0000000	0000000
BUTTERS LORI;BUTTERS MARK	8/12/2002	00159110000184	0015911	0000184
KUDRNA GINA S;KUDRNA GREGORY M	11/30/1992	00108680000445	0010868	0000445
WISDOM JERRY C;WISDOM SHIRLEY H	2/15/1989	00095160001519	0009516	0001519
CLARK JOHNNY G;CLARK KARLOS	10/6/1986	00087070000440	0008707	0000440
J G CLARK ENTERPRISES INC	1/27/1984	00077280002078	0007728	0002078
CAIN V 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	\$314,491	\$179,055	\$493,546	\$493,546
2024	\$314,491	\$179,055	\$493,546	\$493,546
2023	\$341,379	\$179,055	\$520,434	\$500,844
2022	\$301,258	\$154,055	\$455,313	\$455,313
2021	\$306,500	\$71,500	\$378,000	\$352,098
2020	\$271,554	\$71,500	\$343,054	\$320,089

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.