



**Address:** [404 PHILLIPS ST](#)  
**City:** MANSFIELD  
**Georeference:** 45540-1-2  
**Subdivision:** WEBB ADDITION (MANSFIELD)  
**Neighborhood Code:** 1M800L

**Latitude:** 32.5607745614  
**Longitude:** -97.1461057426  
**TAD Map:** 2108-324  
**MAPSCO:** TAR-124S



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** WEBB ADDITION (MANSFIELD)  
Block 1 Lot 2

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1975

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$207,847

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

**Site Number:** 03324494

**Site Name:** WEBB ADDITION (MANSFIELD)-1-2

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,153

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,223

**Land Acres<sup>\*</sup>:** 0.1887

**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:**

DURRETT CYNTHIA D

**Primary Owner Address:**

404 PHILLIPS CT  
MANSFIELD, TX 76063-1969

**Deed Date:** 3/9/1994

**Deed Volume:** 00000000

**Deed Page:** 00000000

**Instrument:** 0000000000000000

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KING CYNTHIA D SANSOM	2/2/1985	00069960000501	0006996	0000501
KING CYNTHIA *E*;KING ROGER W	2/1/1985	00000000000000	0000000	0000000
CINDY D SANSOM	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	\$191,401	\$16,446	\$207,847	\$148,803
2024	\$191,401	\$16,446	\$207,847	\$135,275
2023	\$193,110	\$16,446	\$209,556	\$122,977
2022	\$113,877	\$16,446	\$130,323	\$111,797
2021	\$85,188	\$16,446	\$101,634	\$101,634
2020	\$93,889	\$16,446	\$110,335	\$100,497

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.