



**Address:** [2301 VIVIAN CT](#)  
**City:** MANSFIELD  
**Georeference:** 27945-4-3  
**Subdivision:** NELMWOOD ESTATES  
**Neighborhood Code:** 1M0100

**Latitude:** 32.6091752676  
**Longitude:** -97.1485721893  
**TAD Map:** 2108-340  
**MAPSCO:** TAR-110W



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** NELMWOOD ESTATES Block 4  
Lot 3

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1983

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$486,211

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

**Site Number:** 04801466

**Site Name:** NELMWOOD ESTATES-4-3

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,153

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 21,059

**Land Acres<sup>\*</sup>:** 0.4834

**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:**

OSBORNE JERRY R

OSBORNE MARY A

**Primary Owner Address:**

2301 VIVIAN CT

MANSFIELD, TX 76063-4893

**Deed Date:** 10/27/1987

**Deed Volume:** 0009105

**Deed Page:** 0002369

**Instrument:** 00091050002369

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BENSON DAN T;BENSON HOLLY N	8/11/1983	00075830001628	0007583	0001628
PETE NELMS CONSTRUCTION CO	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	\$317,021	\$169,190	\$486,211	\$410,009
2024	\$317,021	\$169,190	\$486,211	\$372,735
2023	\$298,750	\$169,190	\$467,940	\$338,850
2022	\$229,280	\$145,020	\$374,300	\$308,045
2021	\$233,661	\$71,500	\$305,161	\$280,041
2020	\$204,043	\$71,500	\$275,543	\$254,583

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.