



Address: [304 MARI CT](#)
City: MANSFIELD
Georeference: 24753-2-21
Subdivision: MANSFIELD COUNTRY ESTATES ADDN
Neighborhood Code: 1M900B

Latitude: 32.5937699747
Longitude: -97.1764910394
TAD Map: 2096-336
MAPSCO: TAR-123B



Google Map or type unknown

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

PROPERTY DATA

Legal Description: MANSFIELD COUNTRY
ESTATES ADDN Block 2 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: None

Protest Deadline Date: 5/24/2024

Site Number: 05169445

Site Name: MANSFIELD COUNTRY ESTATES ADDN-2-21

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,656

Percent Complete: 100%

Land Sqft^{*}: 21,977

Land Acres^{*}: 0.5045

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:

PERKINS TRACY F

Primary Owner Address:

304 MARI CT
MANSFIELD, TX 76063-5920

Deed Date: 2/18/2010

Deed Volume:

Deed Page:

Instrument: 322-467282-09

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LACOMBE ALAN;LACOMBE TRACY L	7/31/2006	D206250811	0000000	0000000
PRUDENTIAL RELOCATION INC	7/31/2006	D206250810	0000000	0000000
RIPPEE EDGAR;RIPPEE JACQUELINE	7/24/1995	00120550000171	0012055	0000171
TAYLOR ARLENE;TAYLOR EMMETT C	6/19/1984	00078700000718	0007870	0000718
M & W HOME BUILDERS INC	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	\$235,072	\$47,928	\$283,000	\$283,000
2024	\$253,072	\$47,928	\$301,000	\$301,000
2023	\$281,072	\$47,928	\$329,000	\$288,284
2022	\$249,733	\$30,270	\$280,003	\$262,076
2021	\$207,981	\$30,270	\$238,251	\$238,251
2020	\$225,114	\$30,270	\$255,384	\$221,928

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.