



Address: [8 KEVIN CT](#)
City: MANSFIELD
Georeference: 27945--63
Subdivision: NELMWOOD ESTATES
Neighborhood Code: 1M0100

Latitude: 32.6079430087
Longitude: -97.1505782996
TAD Map: 2102-340
MAPSCO: TAR-109Z



Google Map or type unknown

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

PROPERTY DATA

Legal Description: NELMWOOD ESTATES Lot 63

Jurisdictions:

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

State Code: A

Year Built: 1988

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$450,436

Protest Deadline Date: 5/24/2024

Site Number: 05439329

Site Name: NELMWOOD ESTATES-63

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,220

Percent Complete: 100%

Land Sqft^{*}: 10,771

Land Acres^{*}: 0.2472

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:

NICHOLSON JOHN J

Primary Owner Address:

8 KEVIN CT
MANSFIELD, TX 76063

Deed Date: 2/12/2015

Deed Volume:

Deed Page:

Instrument: [D215090328](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NICHOLSON JOHN;NICHOLSON KATHRYN	6/24/1988	00093150001321	0009315	0001321
CORLYNN ENTERPRISES INC	5/4/1988	00092670002283	0009267	0002283
VANDIVER JON R;VANDIVER PAT	5/19/1987	00089570001165	0008957	0001165
GOLDEN CIR SAVINGS ASSOC	1/6/1987	00088110001017	0008811	0001017
ELLIS RICHARD	3/22/1985	00081260001939	0008126	0001939
NELMS PETE CONST CO INC	1/1/1984	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	\$363,881	\$86,555	\$450,436	\$430,618
2024	\$363,881	\$86,555	\$450,436	\$391,471
2023	\$344,522	\$86,555	\$431,077	\$355,883
2022	\$261,259	\$74,190	\$335,449	\$323,530
2021	\$265,792	\$55,000	\$320,792	\$294,118
2020	\$234,544	\$55,000	\$289,544	\$267,380

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.