



**Address:** [12 KIM CT](#)  
**City:** MANSFIELD  
**Georeference:** 27945--79  
**Subdivision:** NELMWOOD ESTATES  
**Neighborhood Code:** 1M0100

**Latitude:** 32.6069564718  
**Longitude:** -97.1514565266  
**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 79

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1985

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$419,044

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

**Site Number:** 05439558

**Site Name:** NELMWOOD ESTATES-79

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,329

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,810

**Land Acres<sup>\*</sup>:** 0.2481

**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:**

NAEHRITZ CARL M JR  
NAEHRITZ DEBRA K

**Primary Owner Address:**

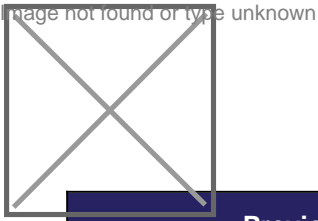
12 KIM CT  
MANSFIELD, TX 76063

**Deed Date:** 1/12/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224011469](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
NAEHRITZ CARL JR	7/24/1987	000000000000000	0000000	0000000
NAEHRITZ CARL M JR;NAEHRITZ JEANNE	6/18/1986	00085840002067	0008584	0002067
DAUGHERTY KENNETH W	12/12/1984	00080310001020	0008031	0001020
NELMS PETE CONST CO INC	1/1/1984	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	\$332,174	\$86,870	\$419,044	\$419,044
2024	\$332,174	\$86,870	\$419,044	\$358,959
2023	\$313,036	\$86,870	\$399,906	\$326,326
2022	\$240,398	\$74,460	\$314,858	\$296,660
2021	\$244,950	\$55,000	\$299,950	\$269,691
2020	\$197,320	\$55,000	\$252,320	\$245,174

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

There are no exemptions for this property

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.