



**Address:** [6 SUE CT](#)  
**City:** MANSFIELD  
**Georeference:** 27945--85  
**Subdivision:** NELMWOOD ESTATES  
**Neighborhood Code:** 1M0100

**Latitude:** 32.6081571739  
**Longitude:** -97.1519231335  
**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 85

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1998

**Personal Property Account:** N/A

**Agent:** PROPERTY TAX LOCK (11667)

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

**Site Number:** 05439639

**Site Name:** NELMWOOD ESTATES-85

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,504

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 13,747

**Land Acres<sup>\*</sup>:** 0.3155

**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:**

BRYANT BRADLEY & NANCY LIVING TRUST

**Primary Owner Address:**

6 SUE CT  
MANSFIELD, TX 76063

**Deed Date:** 12/19/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217024805](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BRYANT BRADLEY W;BRYANT NANCY L	1/15/1999	00136180000350	0013618	0000350
HARRY CONSTRUCTION INC	7/1/1998	00133050000189	0013305	0000189
FRAZER REBECCA;FRAZER THOMAS M	3/16/1989	00095410000809	0009541	0000809
HOWARD GARY L	12/26/1984	00080420000009	0008042	0000009
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 <sup>+</sup>
2025	\$302,902	\$110,460	\$413,362	\$413,362
2024	\$302,902	\$110,460	\$413,362	\$413,362
2023	\$355,288	\$110,460	\$465,748	\$394,824
2022	\$282,508	\$94,680	\$377,188	\$358,931
2021	\$271,301	\$55,000	\$326,301	\$326,301
2020	\$259,603	\$55,000	\$314,603	\$314,603

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.