



Address: [2207 WELCH PL](#)
City: MANSFIELD
Georeference: 17793-24-10
Subdivision: HERITAGE ESTATES ADDITION-MNFD
Neighborhood Code: 1M070L

Latitude: 32.5952394756
Longitude: -97.1008943185
TAD Map: 2120-336
MAPSCO: TAR-125B



Google Map or type unknown

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

PROPERTY DATA

Legal Description: HERITAGE ESTATES
ADDITION-MNFD Block 24 Lot 10

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

State Code: A
Year Built: 1996
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$379,000
Protest Deadline Date: 5/24/2024

Site Number: 05737591
Site Name: HERITAGE ESTATES ADDITION-MNFD-24-10
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,059
Percent Complete: 100%
Land Sqft^{*}: 12,674
Land Acres^{*}: 0.2909
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:
PRATT CHRIS E
PRATT MARY C
Primary Owner Address:
2207 WELCH PL
MANSFIELD, TX 76063-5110

Deed Date: 6/17/1997
Deed Volume: 0012815
Deed Page: 0000258
Instrument: 00128150000258

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FIRST TEXAS HOMES INC	9/17/1996	00125250002152	0012525	0002152
M L N HOLDINGS INC	7/21/1993	00111570001365	0011157	0001365
SUNBELT SAVINGS FSB	8/7/1990	00100050001502	0010005	0001502
MERIDIAN CAPITAL CORP	11/7/1986	00087440001569	0008744	0001569
MERIDIAN SERVICE CORP	1/1/1985	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	\$312,500	\$57,000	\$369,500	\$369,500
2024	\$322,000	\$57,000	\$379,000	\$340,940
2023	\$331,206	\$57,000	\$388,206	\$309,945
2022	\$275,756	\$47,500	\$323,256	\$281,768
2021	\$208,653	\$47,500	\$256,153	\$256,153
2020	\$208,653	\$47,500	\$256,153	\$256,153

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.