



**Address:** [2109 NICHOLS TR](#)  
**City:** MANSFIELD  
**Georeference:** 17793-26-41  
**Subdivision:** HERITAGE ESTATES ADDITION-MNFD  
**Neighborhood Code:** 1M070L

**Latitude:** 32.5957281981  
**Longitude:** -97.0979835955  
**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 26 Lot 41

**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:** None

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

**Site Number:** 06760260

**Site Name:** HERITAGE ESTATES ADDITION-MNFD-26-41

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,809

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,605

**Land Acres<sup>\*</sup>:** 0.1745

**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:**

BURTON RICHARD JR

BURTON MEGAN

**Primary Owner Address:**

2109 NICHOLS TR  
MANSFIELD, TX 76063-5121

**Deed Date:** 2/26/2013

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D213052084](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FOSTER CHRISTINE;FOSTER DANIEL	3/5/2003	00164860000193	0016486	0000193
MURDOCK GAYLENE A	7/20/2001	00150430000124	0015043	0000124
LEE LAURA LEE;LEE STEVEN LEE	8/7/1998	00133850000224	0013385	0000224
EMGEE CONSTRUCTION CO INC	3/1/1995	00119110000559	0011911	0000559
WATSON BROTHERS DEV INC	1/1/1994	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	\$304,592	\$60,000	\$364,592	\$364,592
2024	\$304,592	\$60,000	\$364,592	\$364,592
2023	\$296,281	\$60,000	\$356,281	\$356,281
2022	\$248,450	\$50,000	\$298,450	\$298,450
2021	\$175,000	\$50,000	\$225,000	\$225,000
2020	\$175,000	\$50,000	\$225,000	\$225,000

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.