



**Address:** [2303 SAVANNAH DR](#)  
**City:** MANSFIELD  
**Georeference:** 17793-1-5  
**Subdivision:** HERITAGE ESTATES ADDITION-MNFD  
**Neighborhood Code:** 1M070L

**Latitude:** 32.5947689922  
**Longitude:** -97.1046466876  
**TAD Map:** 2120-336  
**MAPSCO:** TAR-125A



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 1 Lot 5

**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

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

**Notice Value:** \$303,167

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

**Site Number:** 06850650

**Site Name:** HERITAGE ESTATES ADDITION-MNFD-1-5

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,499

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,540

**Land Acres<sup>\*</sup>:** 0.1730

**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:**

BENITEZ TIBURCIO

**Primary Owner Address:**

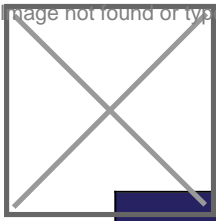
2303 SAVANNAH DR  
MANSFIELD, TX 76063-5180

**Deed Date:** 5/27/2005

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D205156673](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
BURKES RENITA R	7/30/1998	00133440000350	0013344	0000350
CLASSIC C HOMES INC	12/17/1997	00130300000191	0013030	0000191
HERITAGE ESTATES LTD PRTSHP	1/1/1995	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	\$243,167	\$60,000	\$303,167	\$303,167
2024	\$243,167	\$60,000	\$303,167	\$288,841
2023	\$236,620	\$60,000	\$296,620	\$262,583
2022	\$198,877	\$50,000	\$248,877	\$238,712
2021	\$167,011	\$50,000	\$217,011	\$217,011
2020	\$152,108	\$50,000	\$202,108	\$202,108

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.