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Address: [2306 CHARLESTON DR](#)
City: MANSFIELD
Georeference: 17793-3-34
Subdivision: HERITAGE ESTATES ADDITION-MNFD
Neighborhood Code: 1M070L

Latitude: 32.596168731
Longitude: -97.1034576363
TAD Map: 2120-336
MAPSCO: TAR-125B



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

PROPERTY DATA

Legal Description: HERITAGE ESTATES
ADDITION-MNFD Block 3 Lot 34

Jurisdictions:

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

State Code: A

Year Built: 1999

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$389,970

Protest Deadline Date: 5/24/2024

Site Number: 06851304

Site Name: HERITAGE ESTATES ADDITION-MNFD-3-34

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,037

Percent Complete: 100%

Land Sqft^{*}: 11,886

Land Acres^{*}: 0.2728

Pool: N

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

WALDRIP JAMES R JR
WALDRIP JAMIE W

Primary Owner Address:

2306 CHARLESTON DR
MANSFIELD, TX 76063

Deed Date: 5/29/2018

Deed Volume:

Deed Page:

Instrument: [D218121869](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WATSON DOUGLAS T;WATSON JENNIFER S	3/14/2013	D213068909	0000000	0000000
LACKEY ROBERT D	4/21/2005	D205128803	0000000	0000000
FED NATIONAL MORTGAGE ASSOC	2/17/2005	D205050917	0000000	0000000
WASHINGTON MUTUAL BANK FA	2/1/2005	D205035558	0000000	0000000
MARONEY RAY	1/2/2002	00153830000236	0015383	0000236
GARCIA JUAN;GARCIA MARY JANE	9/3/1999	00140020000034	0014002	0000034
CLASSIC C HOMES INC	2/25/1999	00136980000056	0013698	0000056
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 ⁺
2025	\$329,970	\$60,000	\$389,970	\$389,970
2024	\$329,970	\$60,000	\$389,970	\$368,929
2023	\$321,132	\$60,000	\$381,132	\$335,390
2022	\$270,189	\$50,000	\$320,189	\$304,900
2021	\$227,182	\$50,000	\$277,182	\$277,182
2020	\$207,070	\$50,000	\$257,070	\$257,070

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.