



Address: [2303 ERIC LN](#)
City: MANSFIELD
Georeference: 17655J-1-2
Subdivision: HEATHER ESTATES ADDITION
Neighborhood Code: 1M070J

Latitude: 32.5964551682
Longitude: -97.1046753891
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: HEATHER ESTATES ADDITION
Block 1 Lot 2

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: \$367,045

Protest Deadline Date: 5/24/2024

Site Number: 07063741

Site Name: HEATHER ESTATES ADDITION-1-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,828

Percent Complete: 100%

Land Sqft^{*}: 8,951

Land Acres^{*}: 0.2054

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:

JEANES ADELE F

Primary Owner Address:

2303 ERIC LN
MANSFIELD, TX 76063-5010

Deed Date: 9/23/2010

Deed Volume: 00000000

Deed Page: 00000000

Instrument: [D210235691](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FANNIE MAE	2/2/2010	D210030327	0000000	0000000
SHERIDAN KEVIN P	5/30/2002	00157220000166	0015722	0000166
SHERIDAN JENNIFER;SHERIDAN KEVIN	7/5/2001	00150020000234	0015002	0000234
CANDLEWICK HOMES INC	7/22/1997	00128480000084	0012848	0000084
MICHLER DEV CORP	1/1/1997	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	\$307,045	\$60,000	\$367,045	\$367,045
2024	\$307,045	\$60,000	\$367,045	\$336,743
2023	\$290,000	\$60,000	\$350,000	\$306,130
2022	\$254,562	\$50,000	\$304,562	\$278,300
2021	\$213,532	\$50,000	\$263,532	\$253,000
2020	\$180,000	\$50,000	\$230,000	\$230,000

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

- 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.