



**Address:** [2305 ERIC LN](#)  
**City:** MANSFIELD  
**Georeference:** 17655J-1-3  
**Subdivision:** HEATHER ESTATES ADDITION  
**Neighborhood Code:** 1M070J

**Latitude:** 32.5966666037  
**Longitude:** -97.1048057419  
**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 3

**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:** PROPERTY TAX PROTEST (00795)

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

**Notice Value:** \$404,441

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

**Site Number:** 07063768

**Site Name:** HEATHER ESTATES ADDITION-1-3

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,391

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 12,111

**Land Acres<sup>\*</sup>:** 0.2780

**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:**

NGUYEN PHILLIP  
NGUYEN HANH

**Primary Owner Address:**

2305 ERIC LN  
MANSFIELD, TX 76063-5010

**Deed Date:** 11/17/2004

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D204384816](#)

| Previous Owners        | Date       | Instrument      | Deed Volume | Deed Page |
|------------------------|------------|-----------------|-------------|-----------|
| WASHINGTON MUTUAL BANK | 2/4/2003   | 00164000000087  | 0016400     | 0000087   |
| MARSHALL DAVID E       | 10/23/2000 | 00145880000021  | 0014588     | 0000021   |
| CANDLEWICK HOMES INC   | 5/26/1999  | 001384700000217 | 0013847     | 0000217   |
| 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 <sup>+</sup> |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$344,441          | \$60,000    | \$404,441    | \$404,441                    |
| 2024 | \$344,441          | \$60,000    | \$404,441    | \$370,417                    |
| 2023 | \$359,425          | \$60,000    | \$419,425    | \$336,743                    |
| 2022 | \$285,443          | \$50,000    | \$335,443    | \$306,130                    |
| 2021 | \$236,617          | \$50,000    | \$286,617    | \$278,300                    |
| 2020 | \$203,000          | \$50,000    | \$253,000    | \$253,000                    |

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.