



Address: [2307 ERIC LN](#)
City: MANSFIELD
Georeference: 17655J-1-4
Subdivision: HEATHER ESTATES ADDITION
Neighborhood Code: 1M070J

Latitude: 32.5968336164
Longitude: -97.1045585997
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 4

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

Protest Deadline Date: 5/24/2024

Site Number: 07063776

Site Name: HEATHER ESTATES ADDITION-1-4

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,073

Percent Complete: 100%

Land Sqft^{*}: 14,156

Land Acres^{*}: 0.3249

Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

PHILLIPS VALERIE

PHILLIPS SCOTT

Primary Owner Address:

2307 ERIC LN
MANSFIELD, TX 76063

Deed Date: 7/15/2020

Deed Volume:

Deed Page:

Instrument: [D220172815](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HERMANN JARED J;HERMANN JENNA L	8/24/2015	D215220563		
CARTIER-BRESSON ANNE	10/2/2013	D213260158	0000000	0000000
BAILEY PATRICIA K	1/29/2003	00163710000063	0016371	0000063
LUCK JAMES T JR	2/11/2000	001421700000332	0014217	0000332
CANDLEWICK HOMES INC	5/26/1999	001384700000217	0013847	0000217
MICHLER DEV CORP	1/1/1997	000000000000000	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	\$348,899	\$60,000	\$408,899	\$408,899
2024	\$348,899	\$60,000	\$408,899	\$408,808
2023	\$363,144	\$60,000	\$423,144	\$371,644
2022	\$287,858	\$50,000	\$337,858	\$337,858
2021	\$257,281	\$50,000	\$307,281	\$307,281
2020	\$218,918	\$50,000	\$268,918	\$268,918

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.