



Address: [2306 ERIC LN](#)
City: MANSFIELD
Georeference: 17655J-2-1
Subdivision: HEATHER ESTATES ADDITION
Neighborhood Code: 1M070J

Latitude: 32.5965159029
Longitude: -97.1040348849
TAD Map: 2120-336
MAPSCO: TAR-125B



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 2 Lot 1

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: \$408,556

Protest Deadline Date: 5/24/2024

Site Number: 07063849

Site Name: HEATHER ESTATES ADDITION-2-1

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,379

Percent Complete: 100%

Land Sqft^{*}: 10,200

Land Acres^{*}: 0.2341

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:

HENNINGTON JORDAN ELIZABETH KANE

Primary Owner Address:

2306 ERIC LN
MANSFIELD, TX 76063

Deed Date: 1/17/2025

Deed Volume:

Deed Page:

Instrument: [D225011261](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HENNINGTON JOHN B;HENNINGTON JORDAN	6/21/2017	D217142527		
CASAMENTO ANTHONY;CASAMENTO MARIA	6/5/2000	00143810000179	0014381	0000179
CARR FREDDA;CARR JACOB J III	7/16/1998	00133300000257	0013330	0000257
CANDLEWICK HOMES INC	2/19/1998	00130930000237	0013093	0000237
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	\$348,556	\$60,000	\$408,556	\$408,556
2024	\$348,556	\$60,000	\$408,556	\$382,324
2023	\$363,483	\$60,000	\$423,483	\$347,567
2022	\$290,007	\$50,000	\$340,007	\$315,970
2021	\$237,245	\$50,000	\$287,245	\$287,245
2020	\$216,323	\$50,000	\$266,323	\$266,323

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.