



**Address:** [2313 FOREST PARK CIR](#)  
**City:** MANSFIELD  
**Georeference:** 1235C-3-10  
**Subdivision:** AUBURN PARK ADDITION  
**Neighborhood Code:** 1M080K

**Latitude:** 32.5976496532  
**Longitude:** -97.1437890559  
**TAD Map:** 2108-336  
**MAPSCO:** TAR-124A



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** AUBURN PARK ADDITION  
Block 3 Lot 10

**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:** \$491,176

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

**Site Number:** 07193513

**Site Name:** AUBURN PARK ADDITION-3-10

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,277

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,725

**Land Acres<sup>\*</sup>:** 0.2462

**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:**

MERRITT SUSAN  
MERRIT CLAYTON EARL

**Primary Owner Address:**

2313 FOREST PARK CIR  
MANSFIELD, TX 76063

**Deed Date:** 7/10/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219153190](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OPENDOOR HOMES PHOENIX 2 LLC	7/24/2018	<a href="#">D218171134</a>		
RUSSELL NIKITA;RUSSELL RODERIC	11/23/1999	00141310000326	0014131	0000326
RH OF TEXAS LTD PARTNERSHIP	1/22/1999	00136530000220	0013653	0000220
RYLAND GROUP INC	1/1/1998	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	\$426,176	\$65,000	\$491,176	\$407,659
2024	\$426,176	\$65,000	\$491,176	\$370,599
2023	\$374,537	\$65,000	\$439,537	\$336,908
2022	\$370,247	\$55,000	\$425,247	\$306,280
2021	\$223,436	\$55,000	\$278,436	\$278,436
2020	\$223,436	\$55,000	\$278,436	\$278,436

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.