



**Address:** [2309 FOREST PARK CIR](#)  
**City:** MANSFIELD  
**Georeference:** 1235C-3-12  
**Subdivision:** AUBURN PARK ADDITION  
**Neighborhood Code:** 1M080K

**Latitude:** 32.5977095381  
**Longitude:** -97.1433027375  
**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 12

**Jurisdictions:**

CITY OF MANSFIELD (017)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
MANSFIELD ISD (908)

**State Code:** A

**Year Built:** 2002

**Personal Property Account:** N/A

**Agent:** PROPERTY TAX LOCK (11667)

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

**Notice Value:** \$383,804

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

**Site Number:** 07193548

**Site Name:** AUBURN PARK ADDITION-3-12

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,528

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,700

**Land Acres<sup>\*</sup>:** 0.1767

**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:**

JAMES CHRISTOPHER J  
JAMES HOLLY L

**Primary Owner Address:**

2309 FOREST PARK CIR  
MANSFIELD, TX 76063

**Deed Date:** 4/7/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** M04072017

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JAMES CHRISTOPHER J;O'SHEA HOLLY	3/21/2017	<a href="#">D217064876</a>		
BATTERTON PAUL E JR	6/8/2010	<a href="#">D210143901</a>	0000000	0000000
WEERTMAN JEFFREY D;WEERTMAN L	4/8/2002	00156050000100	0015605	0000100
RH OF TEXAS LTD PARTNERSHIP	1/22/1999	00136530000220	0013653	0000220
RYLAND GROUP INC	1/1/1998	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 <sup>+</sup>
2025	\$318,804	\$65,000	\$383,804	\$366,025
2024	\$318,804	\$65,000	\$383,804	\$332,750
2023	\$311,278	\$65,000	\$376,278	\$302,500
2022	\$220,000	\$55,000	\$275,000	\$275,000
2021	\$220,000	\$55,000	\$275,000	\$275,000
2020	\$220,000	\$55,000	\$275,000	\$275,000

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.