



Address: [1 MARY LOU CT](#)
City: MANSFIELD
Georeference: 17793-13-1
Subdivision: HERITAGE ESTATES ADDITION-MNFD
Neighborhood Code: 1M070L

Latitude: 32.5986587949
Longitude: -97.0990349633
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: HERITAGE ESTATES
ADDITION-MNFD Block 13 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: 2002

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$402,805

Protest Deadline Date: 5/24/2024

Site Number: 07195338

Site Name: HERITAGE ESTATES ADDITION-MNFD-13-1

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,293

Percent Complete: 100%

Land Sqft^{*}: 9,188

Land Acres^{*}: 0.2109

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:

FIORITO ROBERT A
FIORITO TRACY

Primary Owner Address:

1 MARY LOU CT
MANSFIELD, TX 76063

Deed Date: 3/5/2021

Deed Volume:

Deed Page:

Instrument: [D221062869](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
REID MARISSA S;REID STEVEN G	5/4/2015	D215094247		
JAMES MICHAEL E	11/8/2002	00161390000441	0016139	0000441
MERCEDES HOMES OF TEXAS LTD	1/24/2002	00154390000386	0015439	0000386
WEEKLEY HOMES LP	10/13/2000	00145710000367	0014571	0000367
NATHAN A WATSON CO 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 ⁺
2025	\$342,805	\$60,000	\$402,805	\$402,805
2024	\$342,805	\$60,000	\$402,805	\$377,234
2023	\$333,353	\$60,000	\$393,353	\$342,940
2022	\$261,764	\$50,000	\$311,764	\$311,764
2021	\$233,429	\$50,000	\$283,429	\$283,429
2020	\$212,013	\$50,000	\$262,013	\$262,013

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.