



Address: [2616 EDGEFIELD TR](#)
City: MANSFIELD
Georeference: 17793-8-8
Subdivision: HERITAGE ESTATES ADDITION-MNFD
Neighborhood Code: 1M070L

Latitude: 32.6033888884
Longitude: -97.0984863855
TAD Map: 2120-340
MAPSCO: TAR-111X



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 8 Lot 8

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: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/24/2024

Site Number: 07393873

Site Name: HERITAGE ESTATES ADDITION-MNFD-8-8

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,970

Percent Complete: 100%

Land Sqft^{*}: 7,825

Land Acres^{*}: 0.1796

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:

KERRY PRESTON MICHAEL
RESLEY MELINDA LOUISE
KERRY HEATHER LYNN

Primary Owner Address:

2616 EDGEFIELD TRL
MANSFIELD, TX 76063

Deed Date: 8/2/2021

Deed Volume:

Deed Page:

Instrument: [D221228641](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NATIONAL RESIDENTIAL NOMINEE SERVICES INC	7/30/2021	D221228640		
FENISON AMANDA;JONES RYAN	6/27/2019	D219141934		
SMITH NAKIA L	3/15/2017	D217059469		
DENNIS CHARLES;DENNIS DEBORAH	7/12/2002	00158300000140	0015830	0000140
WEEKLEY HOMES LP	11/5/2001	00152540000042	0015254	0000042
NATHAN A WATSON CO	1/1/1999	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	\$345,840	\$60,000	\$405,840	\$405,840
2024	\$345,840	\$60,000	\$405,840	\$405,840
2023	\$392,422	\$60,000	\$452,422	\$428,582
2022	\$339,620	\$50,000	\$389,620	\$389,620
2021	\$283,702	\$50,000	\$333,702	\$333,702
2020	\$257,521	\$50,000	\$307,521	\$307,521

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.