



**Address:** [2611 EDGEFIELD TR](#)  
**City:** MANSFIELD  
**Georeference:** 17793-10-23  
**Subdivision:** HERITAGE ESTATES ADDITION-MNFD  
**Neighborhood Code:** 1M070L

**Latitude:** 32.6028279525  
**Longitude:** -97.0987494235  
**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 10 Lot 23

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2001

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$440,489

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

**Site Number:** 07394357

**Site Name:** HERITAGE ESTATES ADDITION-MNFD-10-23

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,673

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,825

**Land Acres<sup>\*</sup>:** 0.1796

**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:**

LY QUA N  
PHAM YEN NHI T

**Primary Owner Address:**

2611 EDGEFIELD TRL  
MANSFIELD, TX 76063

**Deed Date:** 1/15/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216010596](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GERESY ERNEST G;GERESY THERESA	11/30/2001	00153030000141	0015303	0000141
WEEKLEY HOMES LP	7/17/2001	00150410000105	0015041	0000105
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 <sup>+</sup>
2025	\$380,489	\$60,000	\$440,489	\$440,489
2024	\$380,489	\$60,000	\$440,489	\$411,429
2023	\$370,008	\$60,000	\$430,008	\$374,026
2022	\$309,880	\$50,000	\$359,880	\$340,024
2021	\$259,113	\$50,000	\$309,113	\$309,113
2020	\$235,347	\$50,000	\$285,347	\$285,347

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.