



**Address:** [12 RICHMOND CT](#)  
**City:** MANSFIELD  
**Georeference:** 17793-12-18  
**Subdivision:** HERITAGE ESTATES ADDITION-MNFD  
**Neighborhood Code:** 1M070L

**Latitude:** 32.6010995312  
**Longitude:** -97.098040926  
**TAD Map:** 2120-340  
**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 12 Lot 18

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2000

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

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

**Notice Value:** \$395,610

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

**Site Number:** 07394691

**Site Name:** HERITAGE ESTATES ADDITION-MNFD-12-18

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,198

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,540

**Land Acres<sup>\*</sup>:** 0.1730

**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:**

HUTCHISON SARAH T  
HUTCHISON CHAD W

**Primary Owner Address:**

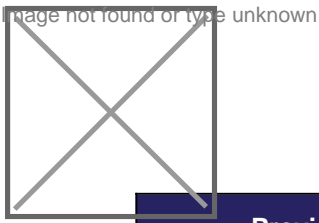
12 RICHMOND CT  
MANSFIELD, TX 76063

**Deed Date:** 11/15/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217266866](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
WHITE GREGORY;WHITE LISA K	5/14/2003	00167370000447	0016737	0000447
BINKLEY KEVIN;BINKLEY TERRI	8/11/2000	00144760000458	0014476	0000458
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	\$335,610	\$60,000	\$395,610	\$352,715
2024	\$335,610	\$60,000	\$395,610	\$320,650
2023	\$316,000	\$60,000	\$376,000	\$291,500
2022	\$215,000	\$50,000	\$265,000	\$265,000
2021	\$215,000	\$50,000	\$265,000	\$261,140
2020	\$187,400	\$50,000	\$237,400	\$237,400

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.