



Address: [2305 HILLARY TR](#)
City: MANSFIELD
Georeference: 17793-5-1
Subdivision: HERITAGE ESTATES ADDITION-MNFD
Neighborhood Code: 1M070L

Latitude: 32.5987035193
Longitude: -97.095979371
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 5 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: 2003

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$430,000

Protest Deadline Date: 5/24/2024

Site Number: 07585608

Site Name: HERITAGE ESTATES ADDITION-MNFD-5-1

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,009

Percent Complete: 100%

Land Sqft^{*}: 8,682

Land Acres^{*}: 0.1993

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:

CHOWDHURY FOUZIA
MIAH KASHEM

Primary Owner Address:

2305 HILLARY TR
MANSFIELD, TX 76063-3775

Deed Date: 7/16/2018

Deed Volume:

Deed Page:

Instrument: [D218156403](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FENNELL MARIA L	8/15/2011	D211210551	0000000	0000000
FENNELL MARIA L;FENNELL ROBERT W	10/20/2003	D203400410	0000000	0000000
HIGHLAND HOME LTD	5/12/2003	00167410000025	0016741	0000025
LAURALEE DEVELOPMENT COMP INC	1/16/2002	00154840000303	0015484	0000303
NATHAN A WATSON CO INC	1/1/2000	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	\$350,000	\$60,000	\$410,000	\$410,000
2024	\$370,000	\$60,000	\$430,000	\$418,733
2023	\$413,631	\$60,000	\$473,631	\$380,666
2022	\$337,233	\$50,000	\$387,233	\$346,060
2021	\$271,078	\$50,000	\$321,078	\$314,600
2020	\$236,000	\$50,000	\$286,000	\$286,000

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.