



**Address:** [2302 HODGES PL](#)  
**City:** MANSFIELD  
**Georeference:** 17793-4-16  
**Subdivision:** HERITAGE ESTATES ADDITION-MNFD  
**Neighborhood Code:** 1M070L

**Latitude:** 32.5975419298  
**Longitude:** -97.0980692753  
**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 4 Lot 16

**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:** OWNWELL INC (12140)

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

**Site Number:** 07588488

**Site Name:** HERITAGE ESTATES ADDITION-MNFD-4-16

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,948

**Percent Complete:** 100%

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

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

**Pool:** Y

<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:**

GUSTAFSON CRAIG  
GUSTAFSON THERESA

**Primary Owner Address:**

2302 HODGES PL  
MANSFIELD, TX 76063

**Deed Date:** 8/22/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222210008](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RIBBON HOME SPV II LLC	6/13/2022	<a href="#">D222152342</a>		
WILBURN DONALD LEE III	7/12/2019	<a href="#">D219152664</a>		
HARRIS DIONNE E;HARRIS MICHAEL S	6/28/2016	<a href="#">D216150396</a>		
NATIONAL RESIDENTIAL NOMINEE	6/9/2016	<a href="#">D216150395</a>		
POMERLEAU B KARL;POMERLEAU STACIE	10/9/2009	<a href="#">D209282397</a>	0000000	0000000
PRIEST FAMILY TRUST	3/1/2006	<a href="#">D206335906</a>	0000000	0000000
FULGENCIO MICHAEL;FULGENCIO SUSANN	8/21/2000	00145040000353	0014504	0000353
HIGHLAND HOME LTD	4/14/2000	00143140000586	0014314	0000586
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 <sup>+</sup>
2025	\$296,167	\$60,000	\$356,167	\$356,167
2024	\$339,584	\$60,000	\$399,584	\$399,584
2023	\$330,854	\$60,000	\$390,854	\$390,854
2022	\$275,685	\$50,000	\$325,685	\$325,685
2021	\$233,326	\$50,000	\$283,326	\$283,326
2020	\$213,504	\$50,000	\$263,504	\$263,504

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.