



Address: [3 TIMS CT](#)
City: MANSFIELD
Georeference: 17793-29-14
Subdivision: HERITAGE ESTATES ADDITION-MNFD
Neighborhood Code: 1M070L

Latitude: 32.5972574246
Longitude: -97.0992766687
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 29 Lot 14

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: 5/1/2025

Notice Value: \$470,000

Protest Deadline Date: 5/24/2024

Site Number: 07589522

Site Name: HERITAGE ESTATES ADDITION-MNFD-29-14

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,155

Percent Complete: 100%

Land Sqft^{*}: 10,722

Land Acres^{*}: 0.2461

Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

SECHRIST RICHARD
SECHRIST SHERRI

Primary Owner Address:

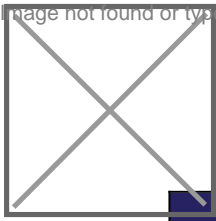
3 TIMS CT
MANSFIELD, TX 76063-3723

Deed Date: 3/19/2002

Deed Volume: 0015558

Deed Page: 0000059

Instrument: 00155580000059



Previous Owners	Date	Instrument	Deed Volume	Deed Page
HIGHLAND HOME LTD	1/4/2001	00146880000155	0014688	0000155
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	\$410,000	\$60,000	\$470,000	\$468,512
2024	\$410,000	\$60,000	\$470,000	\$425,920
2023	\$408,000	\$60,000	\$468,000	\$387,200
2022	\$348,800	\$50,000	\$398,800	\$352,000
2021	\$270,000	\$50,000	\$320,000	\$320,000
2020	\$270,000	\$50,000	\$320,000	\$320,000

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)
- DISABLED VET 70 to 99 PCT 11.22
- DISABLED VET 100 PCT 11.131 - T&P

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.