



**Address:** [701 PHILLIPS CT](#)  
**City:** MANSFIELD  
**Georeference:** 24678-1-5-70  
**Subdivision:** MANCHESTER HEIGHTS  
**Neighborhood Code:** 1M800N

**Latitude:** 32.5596246128  
**Longitude:** -97.1481693321  
**TAD Map:** 2108-324  
**MAPSCO:** TAR-124S



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** MANCHESTER HEIGHTS Block  
1 Lot 5 PER PLAT D216048037

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2017

**Personal Property Account:** N/A

**Agent:** OOWNWELL INC (12140)

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

**Notice Value:** \$412,395

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

**Site Number:** 800012356

**Site Name:** MANCHESTER HEIGHTS 1 5

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,854

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,500

**Land Acres<sup>\*</sup>:** 0.1200

**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:**

PECORE JASON  
PECORE LARISSA

**Primary Owner Address:**

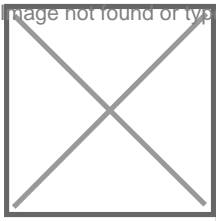
701 PHILLIPS CT  
MANSFIELD, TX 76063

**Deed Date:** 12/13/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224224439](#)



| Previous Owners    | Date       | Instrument                 | Deed Volume | Deed Page |
|--------------------|------------|----------------------------|-------------|-----------|
| BECKWITH VALERIE M | 11/30/2017 | <a href="#">D217281379</a> |             |           |
| 2 CB BUILDERS LLC  | 7/21/2017  | <a href="#">D217171286</a> |             |           |

## 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 | \$401,395          | \$11,000    | \$412,395    | \$412,395                    |
| 2024 | \$401,395          | \$11,000    | \$412,395    | \$370,414                    |
| 2023 | \$402,414          | \$11,000    | \$413,414    | \$336,740                    |
| 2022 | \$356,826          | \$11,000    | \$367,826    | \$306,127                    |
| 2021 | \$267,297          | \$11,000    | \$278,297    | \$278,297                    |
| 2020 | \$267,970          | \$11,000    | \$278,970    | \$278,970                    |

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.