



**Address:** [412 PHILLIPS CT](#)  
**City:** MANSFIELD  
**Georeference:** 24678-2-2  
**Subdivision:** MANCHESTER HEIGHTS  
**Neighborhood Code:** 1M800N

**Latitude:** 32.5608459842  
**Longitude:** -97.1470614325  
**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  
2 Lot 2

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

**State Code:** A  
**Year Built:** 2018  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 800012371  
**Site Name:** MANCHESTER HEIGHTS 2 2  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,933  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,801  
**Land Acres<sup>\*</sup>:** 0.1500  
**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:**  
HUTTON LLOYD PATRICK JR  
HUTTON KORTNEY LYN  
**Primary Owner Address:**  
412 PHILLIPS CT  
MANSFIELD, TX 76063

**Deed Date:** 6/23/2021  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D221185018](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
EASON JUDY;POWERS SHANESSA	6/27/2019	<a href="#">D219139685</a>		
2 CB BUILDERS LLC	8/17/2018	<a href="#">D218185041</a>		



## VALUES

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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	\$408,906	\$13,602	\$422,508	\$422,508
2024	\$408,906	\$13,602	\$422,508	\$422,508
2023	\$409,941	\$13,602	\$423,543	\$385,000
2022	\$336,398	\$13,602	\$350,000	\$350,000
2021	\$271,591	\$13,602	\$285,193	\$285,193
2020	\$272,272	\$13,602	\$285,874	\$285,874

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

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- 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.