

Tarrant Appraisal District

Property Information | PDF

Account Number: 42138653

Address: 412 PHILLIPS CT

City: MANSFIELD

Georeference: 24678-2-2

**Subdivision: MANCHESTER HEIGHTS** 

Neighborhood Code: 1M800N

Googlet Mapd 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

Latitude: 32.5608459842

**TAD Map:** 2108-324 **MAPSCO:** TAR-124S

Longitude: -97.1470614325

**Site Name:** MANCHESTER HEIGHTS 2 2 **Site Class:** A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,933
Percent Complete: 100%

Land Sqft\*: 6,801 Land Acres\*: 0.1500

Pool: N

+++ Rounded.

## **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

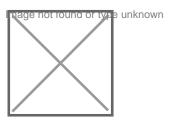
Deed Volume: Deed Page:

**Instrument:** D221185018

| Previous Owners            | Date      | Instrument | Deed Volume | Deed Page |
|----------------------------|-----------|------------|-------------|-----------|
| EASON JUDY;POWERS SHANESSA | 6/27/2019 | D219139685 |             |           |
| 2 CB BUILDERS LLC          | 8/17/2018 | D218185041 |             |           |

08-05-2025 Page 1

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



**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 | \$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.

## **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.

08-05-2025 Page 2

<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.