



Address: [101 EDDIE CT](#)
City: MANSFIELD
Georeference: 24678-2-14
Subdivision: MANCHESTER HEIGHTS
Neighborhood Code: 1M800N

Latitude: 32.5607432997
Longitude: -97.147803702
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 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: 2017
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$485,809
Protest Deadline Date: 5/24/2024

Site Number: 800012389
Site Name: MANCHESTER HEIGHTS 2 14
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,142
Percent Complete: 100%
Land Sqft^{*}: 14,128
Land Acres^{*}: 0.3200
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:
EVANS JENNIFER D
Primary Owner Address:
101 EDDIE CT
MANSFIELD, TX 76063

Deed Date: 6/28/2017
Deed Volume:
Deed Page:
Instrument: [D217149930](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|-------------------|----------|----------------------------|-------------|-----------|
| 2 CB BUILDERS LLC | 4/4/2017 | D217079984 | | |



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 | \$457,553 | \$28,256 | \$485,809 | \$485,809 |
| 2024 | \$457,553 | \$28,256 | \$485,809 | \$442,476 |
| 2023 | \$458,638 | \$28,256 | \$486,894 | \$402,251 |
| 2022 | \$399,899 | \$28,256 | \$428,155 | \$365,683 |
| 2021 | \$304,183 | \$28,256 | \$332,439 | \$332,439 |
| 2020 | \$304,899 | \$28,256 | \$333,155 | \$333,155 |

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.