



**Address:** [703 PHILLIPS CT](#)  
**City:** MANSFIELD  
**Georeference:** 24678-1-4-70  
**Subdivision:** MANCHESTER HEIGHTS  
**Neighborhood Code:** 1M800N

**Latitude:** 32.5596314697  
**Longitude:** -97.1483307074  
**TAD Map:** 2108-324  
**MAPSCO:** TAR-124S



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

## PROPERTY DATA

**Legal Description:** MANCHESTER HEIGHTS Block  
1 Lot 4 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:** 2019

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 800012357

**Site Name:** MANCHESTER HEIGHTS 1 4

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,428

**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:**  
RUPERT JESSICA  
**Primary Owner Address:**  
703 PHILLIPS CT  
MANSFIELD, TX 76063

**Deed Date:** 6/7/2023  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D223100832](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BARAKAT BLAKE WAYNE;PEREIRA DANNA	5/2/2019	<a href="#">D219095613</a>		
2 CB BUILDERS LLC	8/17/2018	<a href="#">D218185041</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*
2025	\$0	\$0	\$0	\$0
2024	\$450,477	\$11,000	\$461,477	\$461,477
2023	\$451,614	\$11,000	\$462,614	\$462,614
2022	\$400,172	\$11,000	\$411,172	\$411,172
2021	\$299,155	\$11,000	\$310,155	\$310,155
2020	\$299,905	\$11,000	\$310,905	\$310,905

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.