



Address: [605 PHILLIPS CT](#)
City: MANSFIELD
Georeference: 24678-1-9
Subdivision: MANCHESTER HEIGHTS
Neighborhood Code: 1M800N

Latitude: 32.5595944585
Longitude: -97.1475208584
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 9

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: 5/15/2025

Site Number: 800012363

Site Name: MANCHESTER HEIGHTS 1 9

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,802

Percent Complete: 100%

Land Sqft^{*}: 5,500

Land Acres^{*}: 0.1200

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:

CACCAVALE STEVEN
MCPARLAND-CACCAVALE CARRIE

Primary Owner Address:

605 PHILLIPS CT
MANSFIELD, TX 76063

Deed Date: 11/7/2018

Deed Volume:

Deed Page:

Instrument: [D218252487](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
2CB BUILDERS LLC	5/30/2018	D218117270		

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	\$374,000	\$11,000	\$385,000	\$346,060
2023	\$390,000	\$11,000	\$401,000	\$314,600
2022	\$351,865	\$11,000	\$362,865	\$286,000
2021	\$249,000	\$11,000	\$260,000	\$260,000
2020	\$249,000	\$11,000	\$260,000	\$260,000

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.