

# Tarrant Appraisal District Property Information | PDF Account Number: 42138564

#### 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)

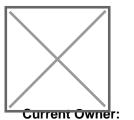
#### State Code: A

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	<u>D218117270</u>		

## 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.