



**Address:** [2805 CLAREMONT DR](#)  
**City:** MANSFIELD  
**Georeference:** 7363M-1-3  
**Subdivision:** CLAREMONT ESTATES ADDITION  
**Neighborhood Code:** 1M080A

**Latitude:** 32.6045047523  
**Longitude:** -97.1215974215  
**TAD Map:** 2114-340  
**MAPSCO:** TAR-110Z



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** CLAREMONT ESTATES  
ADDITION Block 1 Lot 3

**Jurisdictions:**

CITY OF MANSFIELD (017)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
MANSFIELD ISD (908)

**State Code:** A

**Year Built:** 2006

**Personal Property Account:** N/A

**Agent:** TARRANT PROPERTY TAX SERVICE (00065)

**Protest Deadline Date:** 5/24/2024

**Site Number:** 07572484

**Site Name:** CLAREMONT ESTATES ADDITION-1-3

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 4,419

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,712

**Land Acres<sup>\*</sup>:** 0.2000

<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:**

ANYANCHA EVANS O

SHEPARD LILIAN

**Primary Owner Address:**

2805 CLAREMONT DR  
MANSFIELD, TX 76063

**Deed Date:** 8/8/2014

**Deed Volume:**

**Deed Page:**

**Instrument:** [D214178611](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ANYANCHA EVANS	1/30/2013	<a href="#">D213025653</a>	0000000	0000000
SECRETARY OF HUD	12/11/2011	<a href="#">D212092545</a>	0000000	0000000
WELLS FARGO BANK N A	11/1/2011	<a href="#">D211269017</a>	0000000	0000000
MOFFETT LESLIE;MOFFETT YOLANDA R	9/5/2008	<a href="#">D208358670</a>	0000000	0000000
SANDHU AMRIK;SANDHU SATWANT	6/20/2006	<a href="#">D206198649</a>	0000000	0000000
FIRST TEXAS HOMES INC	3/28/2002	00155860000333	0015586	0000333
FLINTRIDGE LTD	1/1/2000	00000000000000	0000000	0000000

## 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 <sup>+</sup>
2025	\$374,000	\$60,000	\$434,000	\$434,000
2024	\$450,466	\$60,000	\$510,466	\$510,466
2023	\$498,000	\$60,000	\$558,000	\$558,000
2022	\$458,815	\$50,000	\$508,815	\$508,815
2021	\$406,198	\$50,000	\$456,198	\$456,198
2020	\$350,319	\$50,000	\$400,319	\$400,319

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

There are no exemptions for this property

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.