



**Address:** [2811 CLAREMONT DR](#)  
**City:** MANSFIELD  
**Georeference:** 7363M-1-6  
**Subdivision:** CLAREMONT ESTATES ADDITION  
**Neighborhood Code:** 1M080A

**Latitude:** 32.6051239775  
**Longitude:** -97.1217452566  
**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 6

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2001

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 5/1/2025

**Notice Value:** \$545,407

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

**Site Number:** 07572514

**Site Name:** CLAREMONT ESTATES ADDITION-1-6

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,692

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,147

**Land Acres<sup>\*</sup>:** 0.2099

**Pool:** Y

<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:**

MENCHACA CHRISTOPHER  
MENCHACA ESM

**Primary Owner Address:**

2811 CLAREMONT DR  
MANSFIELD, TX 76063-7943

**Deed Date:** 12/27/2001

**Deed Volume:** 0015364

**Deed Page:** 0000116

**Instrument:** 00153640000116

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FIRST TEXAS HOMES INC	6/26/2001	00149770000045	0014977	0000045
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	\$435,000	\$60,000	\$495,000	\$495,000
2024	\$485,407	\$60,000	\$545,407	\$519,008
2023	\$455,000	\$60,000	\$515,000	\$471,825
2022	\$402,980	\$50,000	\$452,980	\$428,932
2021	\$359,402	\$50,000	\$409,402	\$389,938
2020	\$313,108	\$50,000	\$363,108	\$354,489

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.