



Address: [2813 CLAREMONT DR](#)
City: MANSFIELD
Georeference: 7363M-1-7
Subdivision: CLAREMONT ESTATES ADDITION
Neighborhood Code: 1M080A

Latitude: 32.6053355634
Longitude: -97.1217402294
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 7

Jurisdictions:

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

State Code: A

Year Built: 2002

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 07572522

Site Name: CLAREMONT ESTATES ADDITION-1-7

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,448

Percent Complete: 100%

Land Sqft^{*}: 8,712

Land Acres^{*}: 0.2000

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:

CLAREMONT DR LLC

Primary Owner Address:

3732 WALNUT RIDGE DR
MIDLOTHIAN, TX 76065

Deed Date: 2/3/2025

Deed Volume:

Deed Page:

Instrument: [D225054523](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LEIJA LYNETTE D;LEIJA RAUL	7/29/2016	D216175128		
DAMIAN ENEDINA;DAMIAN FELIPE	1/5/2007	D207016093	0000000	0000000
NGUYEN GERALD;NGUYEN JULIE T	8/29/2002	00159600000121	0015960	0000121
FIRST TEXAS HOMES INC	3/28/2002	00155860000295	0015586	0000295
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 ⁺
2025	\$321,890	\$60,000	\$381,890	\$381,890
2024	\$321,890	\$60,000	\$381,890	\$381,890
2023	\$328,143	\$60,000	\$388,143	\$344,564
2022	\$271,458	\$50,000	\$321,458	\$313,240
2021	\$241,111	\$50,000	\$291,111	\$284,764
2020	\$208,876	\$50,000	\$258,876	\$258,876

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.