



**Address:** [3012 UPLAND DR](#)  
**City:** MANSFIELD  
**Georeference:** 7363M-2-11  
**Subdivision:** CLAREMONT ESTATES ADDITION  
**Neighborhood Code:** 1M080A

**Latitude:** 32.6071565057  
**Longitude:** -97.1197801867  
**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 2 Lot 11

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2003

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 07572689

**Site Name:** CLAREMONT ESTATES ADDITION-2-11

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,823

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,840

**Land Acres<sup>\*</sup>:** 0.1799

**Pool:** N

<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:**

DREAMLAND PROPERTIES LLC

**Primary Owner Address:**

PO BOX 572731  
HOUSTON, TX 77257

**Deed Date:** 11/8/2013

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D213299486](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FARAG-BESHAY AMIRA MORIS	5/14/2007	000000000000000	0000000	0000000
LOTFY HANY T	5/4/2006	<a href="#">D206142316</a>	0000000	0000000
US BANK NATIONAL ASSOC	6/7/2005	<a href="#">D205166860</a>	0000000	0000000
SALDANA ANTHONY;SALDANA LANHI	6/9/2003	00168160000296	0016816	0000296
FIRST TEXAS HOMES INC	3/28/2002	00155860000295	0015586	0000295
FLINTRIDGE LTD	1/1/2000	000000000000000	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	\$364,993	\$60,000	\$424,993	\$424,993
2024	\$364,993	\$60,000	\$424,993	\$424,993
2023	\$341,000	\$60,000	\$401,000	\$401,000
2022	\$272,600	\$50,000	\$322,600	\$322,600
2021	\$272,600	\$50,000	\$322,600	\$322,600
2020	\$210,000	\$50,000	\$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

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.