



Address: [3004 FLINTRIDGE DR](#)
City: MANSFIELD
Georeference: 7363M-3-8
Subdivision: CLAREMONT ESTATES ADDITION
Neighborhood Code: 1M080A

Latitude: 32.6064681734
Longitude: -97.120205438
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 3 Lot 8

Jurisdictions:

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

State Code: A

Year Built: 2000

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Notice Sent Date: 4/15/2025

Notice Value: \$424,042

Protest Deadline Date: 5/24/2024

Site Number: 07573014

Site Name: CLAREMONT ESTATES ADDITION-3-8

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,359

Percent Complete: 100%

Land Sqft^{*}: 7,840

Land Acres^{*}: 0.1799

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:

COLLAZO EVELYN

Primary Owner Address:

3004 FLINTRIDGE DR
MANSFIELD, TX 76063

Deed Date: 3/29/2021

Deed Volume:

Deed Page:

Instrument: [D221142389](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
COLLAZO EVELYN;COLLAZO MIGUEL	10/28/2005	D205325398	0000000	0000000
NGUYEN DENISE;NGUYEN RUDY	3/14/2003	00167380000094	0016738	0000094
NGUYEN DENISE	6/28/2001	00149870000191	0014987	0000191
FIRST TEXAS HOMES INC	8/28/2000	00145030000426	0014503	0000426
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	\$364,042	\$60,000	\$424,042	\$423,721
2024	\$364,042	\$60,000	\$424,042	\$385,201
2023	\$359,935	\$60,000	\$419,935	\$350,183
2022	\$268,348	\$50,000	\$318,348	\$318,348
2021	\$268,348	\$50,000	\$318,348	\$318,348
2020	\$256,817	\$50,000	\$306,817	\$295,529

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.