



**Address:** [2812 CLAREMONT DR](#)  
**City:** MANSFIELD  
**Georeference:** 7363M-4-1  
**Subdivision:** CLAREMONT ESTATES ADDITION  
**Neighborhood Code:** 1M080A

**Latitude:** 32.6056267633  
**Longitude:** -97.1211460562  
**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 4 Lot 1

**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:** OWNWELL INC (12140)

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

**Site Number:** 07573049

**Site Name:** CLAREMONT ESTATES ADDITION-4-1

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 4,100

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,018

**Land Acres<sup>\*</sup>:** 0.2299

**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:**

LUNA-OCHOA MARIBEL

OCHOA FREDERICK

**Primary Owner Address:**

2812 CLAREMONT DR  
MANSFIELD, TX 76063

**Deed Date:** 2/13/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223026507](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HPA TEXAS SUB 2018-1 MS LLC	4/27/2018	<a href="#">D218091541</a>		
HPA TX LLC HP TEXAS I LLC DBA	2/12/2018	<a href="#">D218031784</a>		
ROMERO J M;ROMERO STEPHANIE	6/15/2010	<a href="#">D210149041</a>	0000000	0000000
JONES DIANA L;JONES F E III	1/6/2003	00163190000468	0016319	0000468
FIRST TEXAS HOMES INC	3/28/2002	00155860000270	0015586	0000270
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	\$350,000	\$60,000	\$410,000	\$410,000
2024	\$350,000	\$60,000	\$410,000	\$410,000
2023	\$350,000	\$60,000	\$410,000	\$410,000
2022	\$374,226	\$50,000	\$424,226	\$424,226
2021	\$279,348	\$50,000	\$329,348	\$329,348
2020	\$279,348	\$50,000	\$329,348	\$329,348

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.