



Address: [2814 CLAREMONT DR](#)
City: MANSFIELD
Georeference: 7363M-4-2
Subdivision: CLAREMONT ESTATES ADDITION
Neighborhood Code: 1M080A

Latitude: 32.6058234521
Longitude: -97.1210492681
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 2

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: \$403,413

Protest Deadline Date: 7/12/2024

Site Number: 07573057

Site Name: CLAREMONT ESTATES ADDITION-4-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,652

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:

CHRISTIAN DOUGLAS W
CHRISTIAN LYDIA MICHELLE JOHNSON

Primary Owner Address:

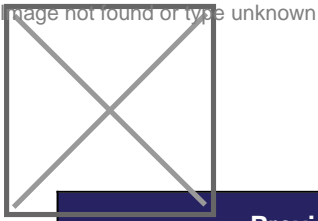
2814 CLAREMONT DR
MANSFIELD, TX 76063

Deed Date: 8/8/2018

Deed Volume:

Deed Page:

Instrument: [D218180575](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHRISTIAN DOUGLAS W	6/14/2002	00157570000348	0015757	0000348
SOUTHWICK TERESA;SOUTHWICK THOMAS	8/30/2001	00151190000131	0015119	0000131
FIRST TEXAS HOMES INC	3/2/2001	00147710000356	0014771	0000356
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	\$343,413	\$60,000	\$403,413	\$403,413
2024	\$343,413	\$60,000	\$403,413	\$398,090
2023	\$350,098	\$60,000	\$410,098	\$361,900
2022	\$279,000	\$50,000	\$329,000	\$329,000
2021	\$257,150	\$50,000	\$307,150	\$307,150
2020	\$222,721	\$50,000	\$272,721	\$272,721

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.