



**Address:** [3003 FLINTRIDGE DR](#)  
**City:** MANSFIELD  
**Georeference:** 7363M-4-6  
**Subdivision:** CLAREMONT ESTATES ADDITION  
**Neighborhood Code:** 1M080A

**Latitude:** 32.6060648291  
**Longitude:** -97.1204720627  
**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 6 50% UNDIVIDED  
INTEREST  
**Jurisdictions:** **Site Number:** 07573103  
CITY OF MANSFIELD (017)  
**Site Name:** CLAREMONT ESTATES ADDITION Block 4 Lot 6 50% UNDIVIDED INTEREST  
TARRANT COUNTY (220)  
**Site Class:** A1 - Residential - Single Family  
TARRANT COUNTY HOSPITAL (224)  
**Parcels:** 3  
TARRANT COUNTY COLLEGE (225)  
**Approximate Size+++:** 3,493  
MANSFIELD ISD (008)  
**State Code:** A **Percent Complete:** 100%  
**Year Built:** 2001 **Land Sqft\*:** 7,405  
**Personal Property Assessment:** N/A  
**Agent:** None **Pool:** Y  
**Protest**  
**Deadline Date:**  
5/24/2024

+++ Rounded.  
\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

**OWNER INFORMATION**

**Current Owner:**  
THURMOND SHONDA DENENE  
**Primary Owner Address:**  
3003 FLINTRIDGE DR  
MANSFIELD, TX 76063  
**Deed Date:** 9/23/2023  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D223172506](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BONNER NICHOLE;THURMOND SHONDA DENENE	9/22/2023	<a href="#">D223172506</a>		
LANDERS CANDACE;LANDERS RICHARD A	8/12/2016	<a href="#">D216185791</a>		
LUNT BEVERLY V;LUNT STEVEN J	4/24/2001	00148670000334	0014867	0000334
FIRST TEXAS HOMES INC	12/12/2000	00146570000017	0014657	0000017
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	\$231,727	\$30,000	\$261,727	\$261,727
2024	\$231,727	\$30,000	\$261,727	\$261,727
2023	\$235,982	\$30,000	\$265,982	\$232,454
2022	\$384,661	\$50,000	\$434,661	\$422,645
2021	\$343,267	\$50,000	\$393,267	\$384,223
2020	\$299,294	\$50,000	\$349,294	\$349,294

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)
- DISABLED VET 70 to 99 PCT 11.22
- DISABLED VET 100 PCT 11.131 - T&P

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.