



Address: [1303 WESTRIDGE DR](#)
City: MANSFIELD
Georeference: 24368-1-30
Subdivision: LOWE'S FARM ADDITION
Neighborhood Code: 1M090B

Latitude: 32.5821377106
Longitude: -97.0742509965
TAD Map: 2126-332
MAPSCO: TAR-126J



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: LOWE'S FARM ADDITION Block
1 Lot 30

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: 07919328

Site Name: LOWE'S FARM ADDITION-1-30

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,768

Percent Complete: 100%

Land Sqft^{*}: 8,775

Land Acres^{*}: 0.2014

Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

DURAN FRANK ZACHARY

DURAN JESSICA

Primary Owner Address:

1303 WESTRIDGE DR
MANSFIELD, TX 76063

Deed Date: 7/21/2023

Deed Volume:

Deed Page:

Instrument: [D223142725](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HUDSON AMBER E	3/17/2022	D223059058		
HUDSON AMBER E;HUDSON RANDALL J	2/9/2018	D218030327		
Unlisted	7/17/2015	D215157855		
SEALE JAMES V	9/26/2007	D207346788	0000000	0000000
NELSON DEAN	12/29/2003	D204000519	0000000	0000000
MHI PARTNERSHIP LTD	6/23/2003	00168540000167	0016854	0000167
LOWE'S FARM PRTNRS #1 LTD	1/1/2001	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	\$385,969	\$70,000	\$455,969	\$455,969
2024	\$385,969	\$70,000	\$455,969	\$455,969
2023	\$413,992	\$70,000	\$483,992	\$483,992
2022	\$303,584	\$60,000	\$363,584	\$363,584
2021	\$274,822	\$60,000	\$334,822	\$333,300
2020	\$243,000	\$60,000	\$303,000	\$303,000

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.