



**Address:** [2601 VISTA RIDGE DR](#)  
**City:** MANSFIELD  
**Georeference:** 44734B-1-9  
**Subdivision:** VISTA RIDGE ESTATES  
**Neighborhood Code:** 1M080N

**Latitude:** 32.5721588077  
**Longitude:** -97.0966197695  
**TAD Map:** 2120-328  
**MAPSCO:** TAR-125P



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** VISTA RIDGE ESTATES Block 1  
Lot 9

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2005

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 5/1/2025

**Notice Value:** \$400,000

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

**Site Number:** 40223353

**Site Name:** VISTA RIDGE ESTATES-1-9

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,505

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,600

**Land Acres<sup>\*</sup>:** 0.2203

**Pool:** Y

<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:**

DAVID HILARY

**Primary Owner Address:**

2601 VISTA RIDGE DR  
MANSFIELD, TX 76063

**Deed Date:** 8/15/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219208900](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MAJESTY ENTERPRISE LLC	12/4/2018	<a href="#">D218276710</a>		
ABREU DELCONTEE;ABREU ORLANDO	5/10/2012	<a href="#">D212114569</a>	0000000	0000000
SWEET JANA;SWEET MICHAEL	9/20/2005	<a href="#">D205286058</a>	0000000	0000000
FIRST TEXAS HOMES INC	3/22/2005	<a href="#">D205084824</a>	0000000	0000000
DALMAC-SHELTON INVESTMENTS INC	1/1/2003	000000000000000	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	\$305,000	\$80,000	\$385,000	\$385,000
2024	\$320,000	\$80,000	\$400,000	\$374,145
2023	\$488,801	\$80,000	\$568,801	\$340,132
2022	\$305,000	\$70,000	\$375,000	\$242,000
2021	\$150,000	\$70,000	\$220,000	\$220,000
2020	\$150,000	\$70,000	\$220,000	\$220,000

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

- 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.