



**Address:** [1103 KINGSRIDGE LN](#)  
**City:** MANSFIELD  
**Georeference:** 33290K-1-8R  
**Subdivision:** QUEENSGATE  
**Neighborhood Code:** 1M900M

**Latitude:** 32.5756585559  
**Longitude:** -97.1611379093  
**TAD Map:** 2102-328  
**MAPSCO:** TAR-123Q



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** QUEENSGATE Block 1 Lot 8R

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2019

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$522,610

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

**Site Number:** 800046987

**Site Name:** QUEENSGATE 1 8R

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,820

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 12,375

**Land Acres<sup>\*</sup>:** 0.2800

**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:**

SHIVER SETH DAVID  
SHIVER CARA

**Primary Owner Address:**

1103 KINGSRIDGE DR  
MANSFIELD, TX 76063

**Deed Date:** 3/19/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220067395](#)

## 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	\$422,610	\$100,000	\$522,610	\$276,476
2024	\$422,610	\$100,000	\$522,610	\$251,342
2023	\$466,138	\$100,000	\$566,138	\$228,493
2022	\$271,882	\$100,000	\$371,882	\$207,721
2021	\$88,837	\$100,000	\$188,837	\$188,837
2020	\$88,837	\$100,000	\$188,837	\$188,837

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.