

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 42849207

Latitude: 32.5497673957

**TAD Map:** 2120-320

MAPSCO:

Longitude: -97.0973834877

Address: 2405 VENTURA BLVD UNIT 3

City: MANSFIELD

Georeference: 23061F-A-1R

Subdivision: LADERA RESERVE CONDOS

Neighborhood Code: A1S0101

Geoglet Mapd or type unknown

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

## PROPERTY DATA

Legal Description: LADERA RESERVE CONDOS Lot UNIT 3 BALANCE IN JOHNSON COUNTY .63%

**COMMON AREA** 

Jurisdictionsie Number: 800071462
CITY OF MANSFIELD (017)
TARRANT COUNTY (220)
TARRANT COUNTY (220)

TARRANTSito Glass: Hospife Sidential - Single Family

TARRANT Persels 1 COLLEGE (225) MANSFIE App | 1,647 State CodePercent Complete: 100%

Year Built: 22A Sqft\*: 0

Personal Property of sound of the Personal Property of the of the Personal Proper

Agent: NonPool: N

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

+++ Rounded.

## OWNER INFORMATION

**Current Owner: CEDENO JUAN** 

**Deed Date: 4/3/2023 CEDENO JANETTE Deed Volume: Primary Owner Address:** 

2405 VENTURA BLVD MANSFIELD, TX 76063

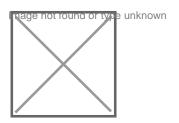
**Instrument:** D223056083

**Deed Page:** 

Previous Owners	Date	Instrument	Deed Volume	Deed Page
INTEGRITY RETIREMENT GROUP LLC	7/27/2022	D222190040		

08-04-2025 Page 1

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



**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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$370,508	\$80,000	\$450,508	\$450,508
2024	\$370,508	\$80,000	\$450,508	\$450,508
2023	\$183,415	\$50,000	\$233,415	\$233,415
2022	\$0	\$35,000	\$35,000	\$35,000
0	\$0	\$0	\$0	\$0

Pending indicates that the property record has not yet been completed for the indicated tax year.

## **EXEMPTIONS / SPECIAL APPRAISAL**

- HOMESTEAD GENERAL 11.13(b)
- 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.

08-04-2025 Page 2

<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.