



Address: [2403 VENTURA BLVD UNIT 4](#)
City: MANSFIELD
Georeference: 23061F-A-1R
Subdivision: LADERA RESERVE CONDOS
Neighborhood Code: A1S010I

Latitude: 32.5497673957
Longitude: -97.0973834877
TAD Map: 2120-320
MAPSCO:



Google Map or type unknown

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

PROPERTY DATA

Legal Description: LADERA RESERVE CONDOS
Lot UNIT 4 BALANCE IN JOHNSON COUNTY .63%
COMMON AREA
Jurisdictions:
Site Number: 800071472
CITY OF MANSFIELD (017)
Site Name: LADERA RESERVE CONDOS Lot UNIT 4 BALANCE IN JOHNSON COUNTY .63%
TARRANT COUNTY (220)
Site Class: A1 - Residential - Single Family
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
MANSFIELD (000)
Approximate Size⁺⁺⁺: 1,673
State Code: 000
Percent Complete: 100%
Year Built: 2022
Land Sqft: 0
Personal Property: N/A
Pool: N
Protest
Deadline
Date: 5/15/2025

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:
AAARIVERS DAVID
RIVERS ROBIN
Primary Owner Address:
2403 VENTURA BLVD
MANSFIELD, TX 76063
Deed Date: 6/30/2022
Deed Volume:
Deed Page:
Instrument: 2022 -24207 JOHNSON CO

Previous Owners	Date	Instrument	Deed Volume	Deed Page
INTEGRITY RETIREMENT GROUP LLC	11/4/2021	D221274718		



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	\$52,153	\$24,000	\$76,153	\$76,153
2024	\$52,153	\$24,000	\$76,153	\$76,153
2023	\$62,430	\$15,000	\$77,430	\$77,430
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.

+ 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.