



**Address:** [2601 RIDGEOAK TR](#)  
**City:** MANSFIELD  
**Georeference:** 44986-2-14  
**Subdivision:** WALNUT HILLS ADDITION  
**Neighborhood Code:** 1M070A

**Latitude:** 32.6004411243  
**Longitude:** -97.1099218624  
**TAD Map:** 2120-336  
**MAPSCO:** TAR-125A



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

## PROPERTY DATA

**Legal Description:** WALNUT HILLS ADDITION  
Block 2 Lot 14

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2001

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 07586272

**Site Name:** WALNUT HILLS ADDITION-2-14

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,226

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 11,771

**Land Acres<sup>\*</sup>:** 0.2702

**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:**

MINGUS JAMES  
MINGUS JULIE

**Primary Owner Address:**

2601 RIDGEOAK TR  
MANSFIELD, TX 76063-5035

**Deed Date:** 9/13/2001

**Deed Volume:** 0015211

**Deed Page:** 0000075

**Instrument:** 00152110000075

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KB HOME LONE STAR LP	2/16/2001	00147050000297	0014705	0000297
KARUFMAN & BROAD LONE STAR LP	2/15/2001	00147400000334	0014740	0000334
KB HOME LONE STAR LP	1/17/2001	00147050000297	0014705	0000297
IFS WALNUT HILL INVESTORS LP	1/1/2000	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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$289,364	\$60,000	\$349,364	\$336,118
2023	\$287,483	\$60,000	\$347,483	\$305,562
2022	\$237,215	\$50,000	\$287,215	\$277,784
2021	\$207,433	\$50,000	\$257,433	\$252,531
2020	\$179,574	\$50,000	\$229,574	\$229,574

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.