

Account Number: 40527212



Address: 3105 RIDGE TRACE CIR

City: MANSFIELD

Georeference: 34264B-1-5

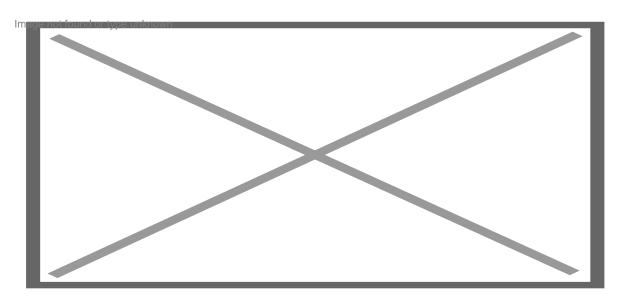
Subdivision: RIDGE TRACE - MANSFIELD

Neighborhood Code: 1M050J

Latitude: 32.5905286316 Longitude: -97.0872406742

**TAD Map:** 2126-336 **MAPSCO:** TAR-125G





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

## PROPERTY DATA

**Legal Description:** RIDGE TRACE - MANSFIELD Block 1 Lot 5 66.67% UNDIVIDED INTEREST

Jurisdictions: Site Number: 40527212 CITY OF MANSFIELD (017)

TARRANT COUNTY (220) RIDGE TRACE - MANSFIELD Block 1 Lot 5 33.33% UNDIVIDED INTEREST

TARRANT COUNTY HUSS TAL - Residential - Single Family

TARRANT COUN PAYCE SELEEGE (225)

MANSFIELD ISD**A(pps)ximate Size+++**: 3,427

State Code: A Percent Complete: 100%

Year Built: 2005 Land Sqft\*: 12,690 Personal Property Aggragates 1/0.2913

Agent: OWNWELLPHAR: (N2140)

Protest Deadline Date: 5/15/2025

+++ Rounded.

03-20-2025 Page 1

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



## **OWNER INFORMATION**

**Current Owner:** 

DEZFULI ALI GHALAMBOR

KIA MAHNAZ

Primary Owner Address:

3105 RIDGE TRACE CIR MANSFIELD, TX 76063 **Deed Date:** 7/1/2021

**Deed Volume:** 

**Deed Page:** 

**Instrument:** <u>D221190776</u>

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DEZFULI ALI GHALAMBOR;GHALAMBOR SADEGH;KIA MAHNAZ	6/30/2021	D22190776		
DEBUSK FRANK M	7/27/2005	D206401420	0000000	0000000
PULTE HOMES OF TEXAS LP	7/13/2004	D204222160	0000000	0000000
FLINTRIDGE II LP	1/1/2004	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.

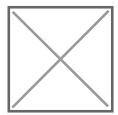
Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$249,664	\$53,336	\$303,000	\$303,000
2023	\$315,617	\$53,336	\$368,953	\$349,715
2022	\$271,254	\$46,669	\$317,923	\$317,923
2021	\$220,701	\$46,669	\$267,370	\$267,370
2020	\$300,043	\$70,000	\$370,043	\$370,043

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

## **EXEMPTIONS / SPECIAL APPRAISAL**

03-20-2025 Page 2

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



• 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.

03-20-2025 Page 3