

Property Information | PDF

Account Number: 40527395

e unknown LOCATION

Address: 1813 N HOLLAND RD

City: MANSFIELD

Georeference: 34264B-2-2

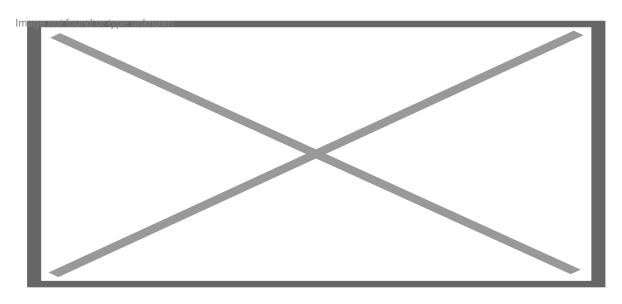
Subdivision: RIDGE TRACE - MANSFIELD

Neighborhood Code: 1M050J

Latitude: 32.5902100406 Longitude: -97.085918532 **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 2 Lot 2 **Jurisdictions:** 

CITY OF MANSFIELD (017) TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225)

MANSFIELD ISD (908)

State Code: A Year Built: 2007

Personal Property Account: N/A

Agent: None

+++ Rounded.

Protest Deadline Date: 5/15/2025

Parcels: 1

**Site Number: 40527395** 

Approximate Size+++: 2,837 **Percent Complete: 100%** 

Site Name: RIDGE TRACE - MANSFIELD-2-2

Site Class: A1 - Residential - Single Family

**Land Sqft\***: 12,060 Land Acres\*: 0.2768

Pool: N

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

## OWNER INFORMATION

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CARRASCO DAVID

Primary Owner Address: 1813 N HOLLAND RD MANSFIELD, TX 76063-5532 Deed Date: 5/31/2013 Deed Volume: 0000000 Deed Page: 0000000 Instrument: D213145573

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BURNS CURTIS;BURNS SHANESSA	11/21/2007	D207419853	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	\$369,131	\$80,000	\$449,131	\$449,131
2023	\$403,750	\$80,000	\$483,750	\$412,610
2022	\$346,908	\$70,000	\$416,908	\$375,100
2021	\$282,146	\$70,000	\$352,146	\$341,000
2020	\$240,000	\$70,000	\$310,000	\$310,000

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

## **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.

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