



Address: [1824 CLEAR SUMMIT LN](#)
City: MANSFIELD
Georeference: 34264B-3-25
Subdivision: RIDGE TRACE - MANSFIELD
Neighborhood Code: 1M050J

Latitude: 32.5899388272
Longitude: -97.0873686646
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 3 Lot 25

Jurisdictions:

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

State Code: A

Year Built: 2005

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/15/2025

Site Number: 40527700

Site Name: RIDGE TRACE - MANSFIELD-3-25

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,151

Percent Complete: 100%

Land Sqft^{*}: 12,085

Land Acres^{*}: 0.2774

Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION



Current Owner:

MONAHAN TOM
MONAHAN ANNE M

Primary Owner Address:

1824 CLEAR SUMMIT LN
MANSFIELD, TX 76063

Deed Date: 11/18/2016

Deed Volume:

Deed Page:

Instrument: [D216272974](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FREDERICK KEATHA;FREDERICK TODD	9/8/2005	D205281560	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	\$379,103	\$80,000	\$459,103	\$459,103
2023	\$440,838	\$80,000	\$520,838	\$459,668
2022	\$400,678	\$70,000	\$470,678	\$417,880
2021	\$309,891	\$70,000	\$379,891	\$379,891
2020	\$285,000	\$70,000	\$355,000	\$355,000

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.