



Address: [1823 CLEAR SUMMIT LN](#)
City: MANSFIELD
Georeference: 34264B-4-1
Subdivision: RIDGE TRACE - MANSFIELD
Neighborhood Code: 1M050J

Latitude: 32.5896621562
Longitude: -97.0878442714
TAD Map: 2126-332
MAPSCO: TAR-125G



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

PROPERTY DATA

Legal Description: RIDGE TRACE - MANSFIELD
Block 4 Lot 1

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: 40527719

Site Name: RIDGE TRACE - MANSFIELD-4-1

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,101

Percent Complete: 100%

Land Sqft^{*}: 12,496

Land Acres^{*}: 0.2868

Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION



Current Owner:

CROSBY JON M
CROSBY CECILE A

Primary Owner Address:

1823 CLEAR SUMMIT LN
MANSFIELD, TX 76063-5369

Deed Date: 10/8/2013

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D213265008](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PIERRE-ANTOINE PAUL	2/15/2012	D212036281	0000000	0000000
FELIX YOLANDE PIERRE-ANTOINE	11/21/2005	D205363376	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	\$347,676	\$80,000	\$427,676	\$427,676
2023	\$414,671	\$80,000	\$494,671	\$413,035
2022	\$375,770	\$70,000	\$445,770	\$375,486
2021	\$271,351	\$70,000	\$341,351	\$341,351
2020	\$271,351	\$70,000	\$341,351	\$341,351

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)
- HOMESTEAD DISABLED PERSON 11.13 (c)

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.