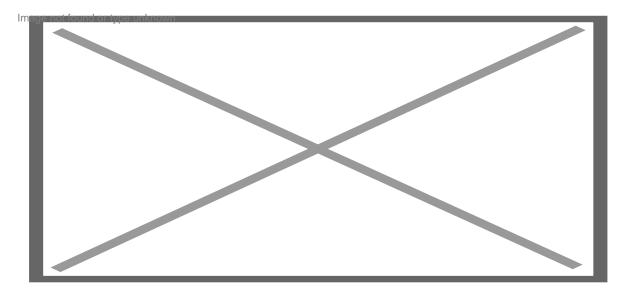


# Tarrant Appraisal District Property Information | PDF Account Number: 40635392

### Address: <u>3206 RIDGEFIELD CT</u>

City: MANSFIELD Georeference: 47163G-15-21 Subdivision: WILLOWSTONE ESTATES-MANSFIELD Neighborhood Code: 1M020L Latitude: 32.6102898908 Longitude: -97.1300952627 TAD Map: 2114-340 MAPSCO: TAR-110U





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

# **PROPERTY DATA**

### Legal Description: WILLOWSTONE ESTATES-MANSFIELD Block 15 Lot 21

### Jurisdictions:

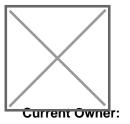
CITY OF MANSFIELD (017) TARRANT COUNTY (220) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) MANSFIELD ISD (908)

State Code: A Year Built: 2005 Personal Property Account: N/A Agent: None Protest Deadline Date: 5/15/2025 Site Number: 40635392 Site Name: WILLOWSTONE ESTATES-MANSFIELD-15-21 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size\*\*\*\*: 2,862 Percent Complete: 100% Land Sqft\*: 13,022 Land Acres\*: 0.2989 Pool: N

#### +++ Rounded.

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

## **OWNER INFORMATION**



Tarrant Appraisal District Property Information | PDF

Current Owner: HARDNETT JOANN

Primary Owner Address: 3206 RIDGEFIELD CT MANSFIELD, TX 76063-8838 Deed Date: 11/19/2009 Deed Volume: 0000000 Deed Page: 0000000 Instrument: D209312574

Previous Owners	Date	Instrument	Deed Volume	Deed Page
STEWART CAROLYN	8/19/2005	D205256889	000000	0000000
LENNAR HOMES OF TEXAS	8/19/2005	D205256887	000000	0000000
LENNAR HMS OF TEXAS INC	1/1/2004	000000000000000000000000000000000000000	000000	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	\$352,771	\$65,000	\$417,771	\$392,379
2023	\$372,680	\$65,000	\$437,680	\$356,708
2022	\$292,001	\$55,000	\$347,001	\$324,280
2021	\$247,843	\$55,000	\$302,843	\$294,800
2020	\$213,000	\$55,000	\$268,000	\$268,000

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.