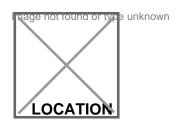


Account Number: 40846296



Address: 3117 RIDGE TRACE CIR

City: MANSFIELD

Georeference: 34264B-1-11

Subdivision: RIDGE TRACE - MANSFIELD

Neighborhood Code: 1M050J

Latitude: 32.5896080545 **Longitude:** -97.0887696137

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 1 Lot 11

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

Site Number: 40846296

Site Name: RIDGE TRACE - MANSFIELD-1-11 **Site Class:** A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 2,860
Percent Complete: 100%

Land Sqft*: 27,456 Land Acres*: 0.6303

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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Current Owner:

DEMETRIO ELIZABETH HOMEZ

Primary Owner Address: 3117 RIDGE TRACE CIR MANSFIELD, TX 76063

Deed Date: 2/28/2022

Deed Volume: Deed Page:

Instrument: D222057317

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OPENDOOR PROPERTY C LLC	10/27/2021	D221315342		
BORRERO EDWIN	11/29/2007	D207427782	0000000	0000000
PULTE HOME CORP OF TEXAS	9/22/2005	D205288733	0000000	0000000
PULTE HOMES OF TEXAS LP	9/22/2005	D205288733	0000000	0000000
FLINTRIDGE II LP	1/1/2005	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	\$371,547	\$100,000	\$471,547	\$471,547
2023	\$406,404	\$100,000	\$506,404	\$506,404
2022	\$349,172	\$87,500	\$436,672	\$358,380
2021	\$238,300	\$87,500	\$325,800	\$325,800
2020	\$238,300	\$87,500	\$325,800	\$325,800

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

EXEMPTIONS / SPECIAL APPRAISAL

There are no exemptions for this property

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