



Address: [1807 CLEAR SUMMIT LN](#)
City: MANSFIELD
Georeference: 34264B-4-9
Subdivision: RIDGE TRACE - MANSFIELD
Neighborhood Code: 1M050J

Latitude: 32.5878330009
Longitude: -97.0866231427
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 9

Jurisdictions:

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

State Code: A

Year Built: 2006

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 40846679

Site Name: RIDGE TRACE - MANSFIELD-4-9

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,554

Percent Complete: 100%

Land Sqft^{*}: 12,002

Land Acres^{*}: 0.2755

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:

WRIGHT RANDALL D
WRIGHT TERI L

Primary Owner Address:

1807 CLEAR SUMMIT LN
MANSFIELD, TX 76063-5369

Deed Date: 5/10/2006

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D206159634](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PULTE HOMES OF TEXAS LP	1/2/2005	D204222160	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	\$343,531	\$80,000	\$423,531	\$423,531
2023	\$375,004	\$80,000	\$455,004	\$404,995
2022	\$323,453	\$70,000	\$393,453	\$368,177
2021	\$264,706	\$70,000	\$334,706	\$334,706
2020	\$240,714	\$70,000	\$310,714	\$310,714

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.