



Address: [617 MEADOWVIEW DR](#)
City: MANSFIELD
Georeference: 18365-12-14
Subdivision: HILLCREST WEST ADDITION
Neighborhood Code: 1M800F

Latitude: 32.5585297731
Longitude: -97.1322023201
TAD Map: 2108-324
MAPSCO: TAR-124X



Google Map or type unknown

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

PROPERTY DATA

Legal Description: HILLCREST WEST ADDITION
Block 12 Lot 14

Jurisdictions:

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

State Code: A

Year Built: 1998

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/24/2024

Site Number: 01293044

Site Name: HILLCREST WEST ADDITION-12-14

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,546

Percent Complete: 100%

Land Sqft^{*}: 8,878

Land Acres^{*}: 0.2038

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:

SANCHEZ JUAN
SANCHEZ PATRICIA

Primary Owner Address:

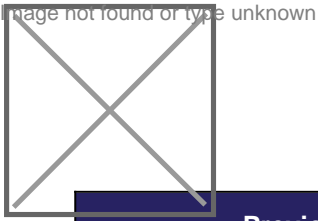
5601 RUMFORD TRL
ARLINGTON, TX 76017

Deed Date: 11/3/2017

Deed Volume:

Deed Page:

Instrument: [D217258341](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
FLORES JOVITA EST;FLORES VALENTIN	11/20/1985	00083760001715	0008376	0001715
SAN FRANCISCO HOMEBUILDERS	2/20/1985	00080950001495	0008095	0001495
RAYMOND PARR BLDR INC	9/2/1983	00076060002183	0007606	0002183
STONYBROOK INC	12/31/1900	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	\$228,295	\$40,000	\$268,295	\$268,295
2024	\$228,295	\$40,000	\$268,295	\$268,295
2023	\$256,494	\$40,000	\$296,494	\$296,494
2022	\$226,777	\$20,000	\$246,777	\$246,777
2021	\$176,000	\$20,000	\$196,000	\$196,000
2020	\$182,433	\$20,000	\$202,433	\$202,433

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

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.