



Address: [1712 RYANFELD DR](#)
City: MANSFIELD
Georeference: 8497H-3-4
Subdivision: COUNTRY MEADOWS ADDN-MANSFIELD
Neighborhood Code: 1M900A

Latitude: 32.5885645565
Longitude: -97.1697861599
TAD Map: 2096-332
MAPSCO: TAR-123F



Google Map or type unknown

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

PROPERTY DATA

Legal Description: COUNTRY MEADOWS ADDN-MANSFIELD Block 3 Lot 4

Jurisdictions:

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

State Code: A

Year Built: 2000

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 07521308

Site Name: COUNTRY MEADOWS ADDN-MANSFIELD-3-4

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,639

Percent Complete: 100%

Land Sqft^{*}: 6,000

Land Acres^{*}: 0.1377

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:

MARTELLARO DOMINIC

MARTELLARO ANNE

Primary Owner Address:

93 RANCHO RD
CARMEL VALLEY, CA 93924

Deed Date: 10/6/2020

Deed Volume:

Deed Page:

Instrument: [D220263780](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MYERS THE HOME BUYERS OF DALLAS LLC	8/28/2020	D220219336		
TRAN PREMIER INVESTMENTS INC	8/28/2020	D220219330		
MADDOCK NAZEHA;MADDOCK NICHOLAS	6/4/2009	D209153759	0000000	0000000
GABY KRISTIN L	2/8/2001	00147330000098	0014733	0000098
KEAFFABER INC	1/12/2000	00141910000329	0014191	0000329
WATSON-MAY DEV CO INC	1/1/1999	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	\$245,761	\$50,000	\$295,761	\$295,761
2024	\$245,761	\$50,000	\$295,761	\$295,761
2023	\$250,354	\$50,000	\$300,354	\$300,354
2022	\$231,931	\$25,000	\$256,931	\$256,931
2021	\$192,728	\$25,000	\$217,728	\$217,728
2020	\$173,827	\$25,000	\$198,827	\$198,827

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.