



**Address:** [1612 TYLER TERR](#)  
**City:** MANSFIELD  
**Georeference:** 8497H-1-24R  
**Subdivision:** COUNTRY MEADOWS ADDN-MANSFIELD  
**Neighborhood Code:** 1M900A

**Latitude:** 32.589409285  
**Longitude:** -97.1709642896  
**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 1 Lot 24R

**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:** CHANDLER CROUCH (11730)

**Protest Deadline Date:** 5/24/2024

**Site Number:** 07607849

**Site Name:** COUNTRY MEADOWS ADDN-MANSFIELD-1-24R

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,156

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 13,068

**Land Acres<sup>\*</sup>:** 0.3000

**Pool:** Y

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**

PEREZ JULISSA SAMANIEGO  
PEREZ MELISSA SAMANIEGO  
RODRIGUEZ CHRISTIAN IVAN

**Primary Owner Address:**

1612 TYLER TERR  
MANSFIELD, TX 76063

**Deed Date:** 4/11/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222095052](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CORNWELL COURTNEY ELAINE;CORNWELL KENNETH MICHAEL	10/29/2019	<a href="#">D219249252</a>		
KUGLER WILLIAM	2/10/2017	<a href="#">D217035771</a>		
BATES ALFRED W III	5/2/2016	<a href="#">D216094035</a>		
JIMENEZ DORY L	6/18/2015	<a href="#">D215135804</a>		
JIMENEZ DORY L;JIMENEZ FONDA	9/14/2000	00145410000001	0014541	0000001
ASHTON-BROWN BUILDERS	7/25/2000	00144500000330	0014450	0000330
WATSON-MAY DEV CO INC	1/1/2000	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 <sup>+</sup>
2025	\$254,600	\$62,500	\$317,100	\$317,100
2024	\$254,600	\$62,500	\$317,100	\$317,100
2023	\$331,500	\$62,500	\$394,000	\$394,000
2022	\$304,765	\$31,250	\$336,015	\$336,015
2021	\$255,127	\$31,250	\$286,377	\$286,377
2020	\$231,184	\$31,250	\$262,434	\$262,434

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.