



**Address:** [1612 MERRITT DR](#)  
**City:** MANSFIELD  
**Georeference:** 8497H-6-7  
**Subdivision:** COUNTRY MEADOWS ADDN-MANSFIELD  
**Neighborhood Code:** 1M900A

**Latitude:** 32.5915256371  
**Longitude:** -97.1705895097  
**TAD Map:** 2096-336  
**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 6 Lot 7

**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:** 07608888  
**Site Name:** COUNTRY MEADOWS ADDN-MANSFIELD-6-7  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,262  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 7,405  
**Land Acres<sup>\*</sup>:** 0.1699  
**Pool:** N

<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:**  
LOVELAND JENNIFER  
**Primary Owner Address:**  
1612 MERRITT DR  
MANSFIELD, TX 76063-5976

**Deed Date:** 8/10/2023  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D223221774](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LOVELAND BRENT;LOVELAND JENNIFER	10/19/2000	00145850000044	0014585	0000044
IRVING HOMES INC	7/10/2000	00144470000118	0014447	0000118
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	\$205,330	\$50,000	\$255,330	\$255,330
2024	\$205,330	\$50,000	\$255,330	\$255,330
2023	\$209,151	\$50,000	\$259,151	\$225,431
2022	\$187,000	\$25,000	\$212,000	\$204,937
2021	\$161,306	\$25,000	\$186,306	\$186,306
2020	\$145,615	\$25,000	\$170,615	\$170,615

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.