



Address: [1616 MERRITT DR](#)
City: MANSFIELD
Georeference: 8497H-6-9
Subdivision: COUNTRY MEADOWS ADDN-MANSFIELD
Neighborhood Code: 1M900A

Latitude: 32.5913671738
Longitude: -97.1709267146
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 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: 2001

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/24/2024

Site Number: 07608918

Site Name: COUNTRY MEADOWS ADDN-MANSFIELD-6-9

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,053

Percent Complete: 100%

Land Sqft^{*}: 6,970

Land Acres^{*}: 0.1600

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:

VEALE EDDIE JR

VEALE CHRISTY

Primary Owner Address:

1616 MERRITT DR
MANSFIELD, TX 76063-5976

Deed Date: 9/24/2008

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D207080593](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
VEALE CHRISTY;VEALE EDDIE JR	2/22/2007	D207080593	0000000	0000000
SIMBECK GREGORY;SIMBECK MARLENE	7/10/2001	00150310000386	0015031	0000386
IRVING HOMES INC	3/5/2001	00147690000495	0014769	0000495
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 ⁺
2025	\$258,233	\$50,000	\$308,233	\$308,233
2024	\$258,233	\$50,000	\$308,233	\$308,233
2023	\$298,995	\$50,000	\$348,995	\$287,364
2022	\$284,901	\$25,000	\$309,901	\$261,240
2021	\$217,963	\$25,000	\$242,963	\$237,491
2020	\$190,901	\$25,000	\$215,901	\$215,901

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.