



Address: [1804 RYBOVICH LN](#)
City: MANSFIELD
Georeference: 8497H-7-3
Subdivision: COUNTRY MEADOWS ADDN-MANSFIELD
Neighborhood Code: 1M900A

Latitude: 32.5914026098
Longitude: -97.1691522694
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 7 Lot 3

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: None

Protest Deadline Date: 5/24/2024

Site Number: 07609345

Site Name: COUNTRY MEADOWS ADDN-MANSFIELD-7-3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,471

Percent Complete: 100%

Land Sqft^{*}: 6,534

Land Acres^{*}: 0.1500

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:

UTHOFF WILLIAM F

UTHOFF KAREN L

Primary Owner Address:

213 ROCK TREE CT
MANSFIELD, TX 76063

Deed Date: 8/8/2016

Deed Volume:

Deed Page:

Instrument: [D216188782](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JINKENS ADAM	7/18/2012	D212175264	0000000	0000000
HUNT DAVID;HUNT HELEN ALEESA	7/27/2001	00150510000319	0015051	0000319
IRVING HOMES INC	4/6/2001	00148420000053	0014842	0000053
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	\$224,760	\$50,000	\$274,760	\$274,760
2024	\$224,760	\$50,000	\$274,760	\$274,760
2023	\$228,957	\$50,000	\$278,957	\$278,957
2022	\$212,106	\$25,000	\$237,106	\$237,106
2021	\$143,000	\$25,000	\$168,000	\$168,000
2020	\$143,000	\$25,000	\$168,000	\$168,000

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.