



Address: [2013 SWORD FISH DR](#)
City: MANSFIELD
Georeference: 8497M-9-1
Subdivision: COUNTRY MEADOWS ADDN SEC 3 - 7
Neighborhood Code: 1M900A

Latitude: 32.5904625622
Longitude: -97.1770126712
TAD Map: 2096-336
MAPSCO: TAR-123E



Google Map or type unknown

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

PROPERTY DATA

Legal Description: COUNTRY MEADOWS ADDN
SEC 3 - 7 Block 9 Lot 1

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

State Code: A
Year Built: 2003
Personal Property Account: N/A
Agent: OCONNOR & ASSOCIATES (00436)
Protest Deadline Date: 5/24/2024

Site Number: 40094618
Site Name: COUNTRY MEADOWS ADDN SEC 3 - 7-9-1
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,796
Percent Complete: 100%
Land Sqft^{*}: 7,065
Land Acres^{*}: 0.1621
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:
TRIVEDI HOMES LLC
Primary Owner Address:
4717 LATOUR LN
COLLEYVILLE, TX 76034

Deed Date: 6/19/2017
Deed Volume:
Deed Page:
Instrument: [D217139364](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OD TEXAS F LLC	4/14/2017	D217083819		
GUTIERREZ AMY;GUTIERREZ MARK A	10/22/2003	D203401315	0000000	0000000
IRVING HOMES INC	7/29/2003	D203331372	0017160	0000212
LAURALEE DEV CO INC	7/17/2002	00158340000249	0015834	0000249
ELDORADO DEVELOPMENT CORP	1/1/2002	000000000000000	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	\$227,709	\$50,000	\$277,709	\$277,709
2024	\$259,702	\$50,000	\$309,702	\$309,702
2023	\$274,000	\$50,000	\$324,000	\$324,000
2022	\$250,310	\$25,000	\$275,310	\$275,310
2021	\$218,710	\$25,000	\$243,710	\$243,710
2020	\$180,000	\$25,000	\$205,000	\$205,000

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.