



**Address:** [2007 SWORD FISH DR](#)  
**City:** MANSFIELD  
**Georeference:** 8497M-9-4  
**Subdivision:** COUNTRY MEADOWS ADDN SEC 3 - 7  
**Neighborhood Code:** 1M900A

**Latitude:** 32.5907154885  
**Longitude:** -97.1764903723  
**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  
SEC 3 - 7 Block 9 Lot 4

**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:** RYAN LLC (00672F)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$350,666

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

**Site Number:** 40094642

**Site Name:** COUNTRY MEADOWS ADDN SEC 3 - 7-9-4

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,979

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,000

**Land Acres<sup>\*</sup>:** 0.1377

**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:**

AH4R PROPERTIES TWO LLC

**Primary Owner Address:**

23975 PARK SORRENTO SUITE 300  
CALABASAS, CA 91302

**Deed Date:** 10/10/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224182930](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ROMEO HOMES TEXAS LLC	5/16/2014	<a href="#">D214100661</a>	0000000	0000000
VAN DOAN NGHIA	7/28/2003	<a href="#">D203288156</a>	0017034	0000286
IRVING HOMES INC	4/15/2003	00166130000269	0016613	0000269
LAURALEE DEV CO INC	7/17/2002	00158340000249	0015834	0000249
ELDORADO DEVELOPMENT CORP	1/1/2002	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	\$300,666	\$50,000	\$350,666	\$350,666
2024	\$300,666	\$50,000	\$350,666	\$350,666
2023	\$306,312	\$50,000	\$356,312	\$356,312
2022	\$210,000	\$25,000	\$235,000	\$235,000
2021	\$210,000	\$25,000	\$235,000	\$235,000
2020	\$193,131	\$25,000	\$218,131	\$218,131

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.