



Address: [1953 SWORD FISH DR](#)
City: MANSFIELD
Georeference: 8497M-9-9
Subdivision: COUNTRY MEADOWS ADDN SEC 3 - 7
Neighborhood Code: 1M900A

Latitude: 32.5910546933
Longitude: -97.1755288054
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 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: 2003

Personal Property Account: N/A

Agent: VANGUARD PROPERTY TAX APPEALS (P2005N)

Protest Deadline Date: 5/24/2024

Site Number: 40094693

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

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,768

Percent Complete: 100%

Land Sqft^{*}: 7,918

Land Acres^{*}: 0.1817

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

MOIZUMI KATSUHIRO

Primary Owner Address:

5050 QUORUM DR SUITE 225
DALLAS, TX 75254

Deed Date: 12/21/2023

Deed Volume:

Deed Page:

Instrument: [D223226189](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OPEN HOUSE TEXAS REALTY & INVESTMENTS LLC	5/4/2023	D223077512		
SHEPHERD KRISTIN	8/28/2003	00171380000177	0017138	0000177
CHOICE HOMES INC	6/24/2003	00168510000081	0016851	0000081
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 ⁺
2025	\$256,000	\$50,000	\$306,000	\$306,000
2024	\$256,000	\$50,000	\$306,000	\$306,000
2023	\$284,113	\$50,000	\$334,113	\$294,075
2022	\$262,974	\$25,000	\$287,974	\$267,341
2021	\$218,037	\$25,000	\$243,037	\$243,037
2020	\$196,358	\$25,000	\$221,358	\$221,358

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.