



**Address:** [2012 WAHOO DR](#)  
**City:** MANSFIELD  
**Georeference:** 8497M-9-17  
**Subdivision:** COUNTRY MEADOWS ADDN SEC 3 - 7  
**Neighborhood Code:** 1M900A

**Latitude:** 32.5903153686  
**Longitude:** -97.176670475  
**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 17

**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 (12305)

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

**Site Number:** 40094782

**Site Name:** COUNTRY MEADOWS ADDN SEC 3 - 7-9-17

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,846

**Percent Complete:** 100%

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

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

<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:**

YAZU HAJIME

**Primary Owner Address:**

5050 QUORUM DR STE 225  
DALLAS, TX 75254

**Deed Date:** 12/22/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222022445](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OPEN HOUSE TEXAS REALTY & INVESTMENTS LLC	9/27/2021	<a href="#">D221282815</a>		
ICSUD LLC	8/6/2021	<a href="#">D221229768</a>		
VAN AUKEN STEVEN S	11/7/2003	<a href="#">D203425196</a>	0000000	0000000
IRVING HOMES INC	8/5/2003	<a href="#">D203292167</a>	0017045	0000267
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	\$266,000	\$50,000	\$316,000	\$316,000
2024	\$266,000	\$50,000	\$316,000	\$316,000
2023	\$278,129	\$50,000	\$328,129	\$328,129
2022	\$255,000	\$25,000	\$280,000	\$280,000
2021	\$226,985	\$25,000	\$251,985	\$248,316
2020	\$204,365	\$25,000	\$229,365	\$225,742

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.