



Address: [1956 SWORD FISH DR](#)
City: MANSFIELD
Georeference: 8497M-10-20
Subdivision: COUNTRY MEADOWS ADDN SEC 3 - 7
Neighborhood Code: 1M900A

Latitude: 32.5914459805
Longitude: -97.1754092068
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 10 Lot 20

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: None
Notice Sent Date: 4/15/2025
Notice Value: \$357,940
Protest Deadline Date: 5/24/2024

Site Number: 40095010
Site Name: COUNTRY MEADOWS ADDN SEC 3 - 7-10-20
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,092
Percent Complete: 100%
Land Sqft^{*}: 6,857
Land Acres^{*}: 0.1574
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:
ATKENS NACHSHON YAW
Primary Owner Address:
1956 SWORD FISH DR
MANSFIELD, TX 76063

Deed Date: 3/26/2021
Deed Volume:
Deed Page:
Instrument: 233-692218-20

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ATKENS NANA	10/20/2003	D203398131	0000000	0000000
CLASSIC CENTURY HOMES LTD	2/5/2003	00163920000022	0016392	0000022
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	\$307,940	\$50,000	\$357,940	\$331,766
2024	\$307,940	\$50,000	\$357,940	\$301,605
2023	\$313,727	\$50,000	\$363,727	\$274,186
2022	\$290,319	\$25,000	\$315,319	\$249,260
2021	\$221,440	\$25,000	\$246,440	\$226,600
2020	\$181,000	\$25,000	\$206,000	\$206,000

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

- HOMESTEAD GENERAL 11.13(b)
- DISABLED VET 70 to 99 PCT 11.22
- DISABLED VET 100 PCT 11.131 - T&P

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.