



Address: [2010 SWORD FISH DR](#)
City: MANSFIELD
Georeference: 8497M-10-28
Subdivision: COUNTRY MEADOWS ADDN SEC 3 - 7
Neighborhood Code: 1M900A

Latitude: 32.5909824714
Longitude: -97.1768978654
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 10 Lot 28

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: \$272,021

Protest Deadline Date: 5/24/2024

Site Number: 40095118

Site Name: COUNTRY MEADOWS ADDN SEC 3 - 7-10-28

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,412

Percent Complete: 100%

Land Sqft^{*}: 6,000

Land Acres^{*}: 0.1377

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:

KITSON RYAN SCOTT
DYE EMILY ANNE

Primary Owner Address:

2010 SWORD FISH DR
MANSFIELD, TX 76063

Deed Date: 6/21/2019

Deed Volume:

Deed Page:

Instrument: [D219134270](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SMITH CHRISTOPHER	10/22/2014	D214233803		
SHOWERS MICHELLE	4/23/2010	D210105611	0000000	0000000
SANCHEZ NOELITA A	5/12/2003	00167140000153	0016714	0000153
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	\$222,021	\$50,000	\$272,021	\$272,021
2024	\$222,021	\$50,000	\$272,021	\$265,202
2023	\$226,145	\$50,000	\$276,145	\$241,093
2022	\$209,548	\$25,000	\$234,548	\$219,175
2021	\$174,250	\$25,000	\$199,250	\$199,250
2020	\$157,231	\$25,000	\$182,231	\$182,231

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)

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.